INSTITUTE OF GOVERNMENT
STUDIES LIBRARY
DEC 2000

UNIVERSITY OF CALIFORNIA

General Plan

-- City of Dana Point

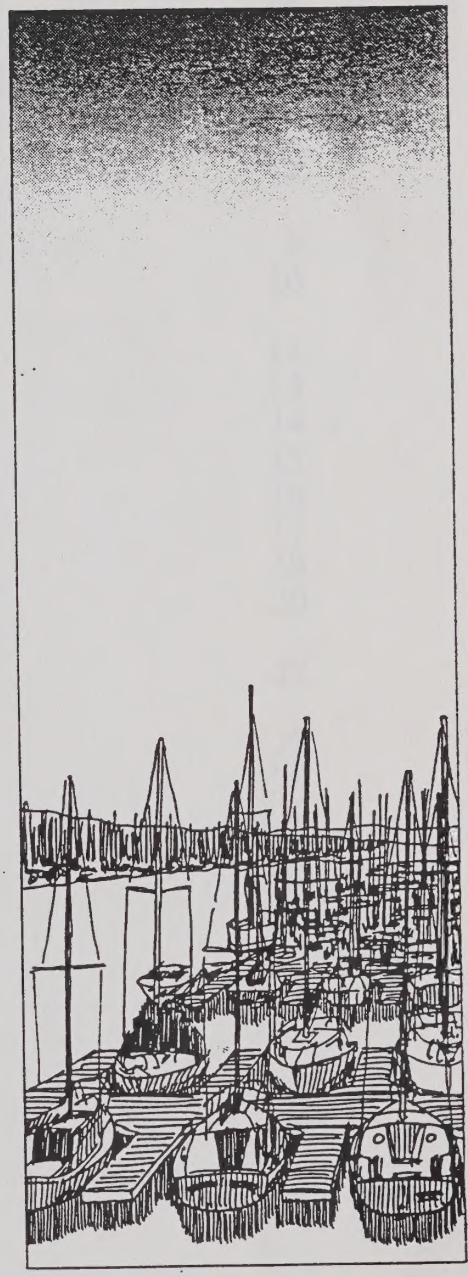


TABLE OF CONTENTS

Section	Page
Introduction to the Land Use Element	1
Purpose of the Land Use Element	1
Scope and Content of Element	2
Local Coastal Program	3
Related Plans and Programs	4
Land Use Element Goals and Policies	8
Balanced Development in Dana Point	9
Compatibility Among Land Uses	10
Directing Growth to Maintain and Improve Quality of Life	11
Preservation of Natural Resources	13
Development of the Headlands	14
Development of the Town Center	15
Development of the Doheny Village	16
Development of Monarch Beach	17
Protection of Resident-Serving Land Uses	19
Related Goals and Policies	20
The Land Use Plan	22
Land Use Policy Considerations	22
Land Use Designations	23
Land Use Policy Diagram	32
Distribution of Land Uses	33
Specific Plan Areas	39

LIST OF TABLES

		Page
Table LU-1	Local Coastal Program Reference Matrix	20
Table LU-2	Land Use Related Goals and Policies by Element	21
Table LU-3	Development Intensity/Density Standards	24
Table LU-4	Future Land Use and Population in the City	37
Table LU-5	Planned Land Use Distribution by Percentage	38
Table LU-6	Headlands - Planned Land Use Composition	42
Table LU-7	Town Center - Planned Land Use Composition	44
Table LU-8	Doheny Village - Planned Land Use Composition	47
Table LU-9	Monarch Beach - Planned Land Use Composition	50
Table LU-10	Harbor - Planned Land Use Composition	52

LIST OF FIGURES

Figure LU-1	Coastal Zone	5
Figure LU-2	Floor Area Ratio Defined	25
Figure LU-3	Land Use Policy Diagram Key Sheet	34
Figure LU-4/5	Land Use Policy Diagrams	35/36
Figure LU-6	Headlands - Land Use Policy Diagram	41
Figure LU-7	Town Center - Land Use Policy Diagram	43
Figure LU-8	Doheny Village - Land Use Policy Diagram	46
Figure LU-9	Monarch Beach - Land Use Policy Diagram	49
Figure LU-10	Harbor - Land Use Policy Diagram	51

INTRODUCTION TO THE LAND USE ELEMENT

The Land Use Element is a guide to the allocation of land use in the City and has major impacts on key issues and subject areas examined in the other Elements of the Plan. For example, all future land use within the City described in this Element will affect the transportation system discussed in the Circulation Element, residential development affects housing policies and programs contained in the Housing Element, and identified recreational or open space lands represent the application of Conservation/Open Space Element policy planning. Land use policy will also affect numerous issues in the remaining Plan Elements, including those concerned with Economic Development, Urban Design, Public Facilities and Growth Management, Public Safety, and Noise.

The Land Use Policy Diagram which describes future planned land uses within the City is a primary feature of the Element. The Land Use Policy Diagram is included in this Element and a larger version is included in the pocket of the General Plan document binder. The land use designations depicted on the Diagram are described in the narrative portion of the Land Use Element.

PURPOSE OF THE LAND USE ELEMENT

The City of Dana Point represents the unification of three distinct pre-incorporation communities -- Dana Point, Monarch Beach and Capistrano Beach. These coastal communities developed together, before incorporation, through the efforts of local community planning groups with guidance provided by the County of Orange. That history of strong local involvement in the planning process, and the existence of common goals and aspirations led to the incorporation of the City of Dana Point in 1989. To maintain and improve the quality of Dana Point, the City will strive to achieve Land Use desires through the implementation of the policies contained in this Element. The goals include:

- Establishment of a balanced, functional mixture of different types of Land Use that are consistent with the City's long-range goals and values;

- Quality new development, redevelopment or revitalization of existing development within the City and removal of constraints that prevent these desirable changes;

- Preservation of developed and undeveloped portions of the City which have cultural, social and natural resource value to the City and it's citizens;

- Financially sound investment of public and private funds that effectively supports both desirable change and preservation within the City; and

- Reduction of loss of life, injury and property damage that might occur as a result of natural hazards, such as flooding, seismic activity, soils erosion and storm waves, and man-made hazards, such as unsound construction, poor traffic patterns and roadway conditions, and incompatibility among different land uses.

The Land Use Element promotes the achievement of these goals by establishing clear, logical patterns and standards for future land use. The Element does so through the use of narrative text, tables, diagrams and mapping, and its single most important feature is the Land Use Policy Diagram. This diagram, a copy of which is contained in the Element and in the pocket of the General Plan document binder, indicates the location, density and intensity of future development for all land uses city-wide. Finally, the goals and policies contained in this Element establish a constitutional framework for future land use planning and decision making in the City.

SCOPE AND CONTENT OF THE ELEMENT

This Element presents the City's goals and policies regarding land use for the long-term growth, development and revitalization of the City. The Land Use Element contains text describing land use goals and policies, land use descriptions, a Policy Diagram and a statistical summary of the land use distribution illustrated on the Policy Diagram.

The Land Use/Local Coastal Element Technical Report, prepared prior to preparation of the Land Use Element, is a supporting background document which contains quantitative information about the distribution of land use in Dana Point. This technical report may be updated periodically as a means of maintaining a data base of current land use conditions in the City.

LOCAL COASTAL PROGRAM

As discussed in the Introduction, the General Plan, Zoning Ordinance, Zoning Map, and other implementing actions constitute the Local Coastal Program (LCP) for that portion of the coastal zone within the City's jurisdiction. The LCP includes several required components and issue areas which relate to the subjects of several different General Plan Elements; therefore, specific components of the LCP are distributed among various elements of the General Plan and are individually discussed within their applicable Plan Element. To fully identify all components of the LCP, a matrix is provided which cross-references LCP components/issue areas with the supporting information included in the elements of the General Plan and Zoning Ordinance. The portion of the Local Coastal Program Reference Matrix that applies to the Land Use Element is provided in Table LU-1, located at the end of the section of this Element entitled "Land Use Element - Local Coastal Program Reference Matrix".

The Land Use Element is a major component of the LCP and consists of "relevant portions of a local government's General Plan...which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions" (Section 30108.5, Coastal Act). The City's LCP requires certification by the Coastal Commission. After certification the City assumes responsibility for administering coastal development permits in those areas of its coastal zone that are not on submerged lands, tide lands, public trust lands, or state universities or colleges. Development within the City's coastal zone would then be approved only if found to be in conformity with the certified LCP.

Approximately 2,158 of the City's total 4,148 acres lie within the coastal zone. The City's coastal zone is identified in Figure LU-1.

Identification of those portions of the Land Use Element, and other General Plan elements which constitute components of the City's Local Coastal Program, is provided by the inclusion of parenthetical references to the applicable sections of the California Coastal Act. For example, a policy statement relating to coastal visual resources will be followed by the parenthetical reference (Coastal Act/30251) to indicate that the policy relates to or addresses scenic and visual qualities of coastal areas as required by that section of the California Coastal Act.

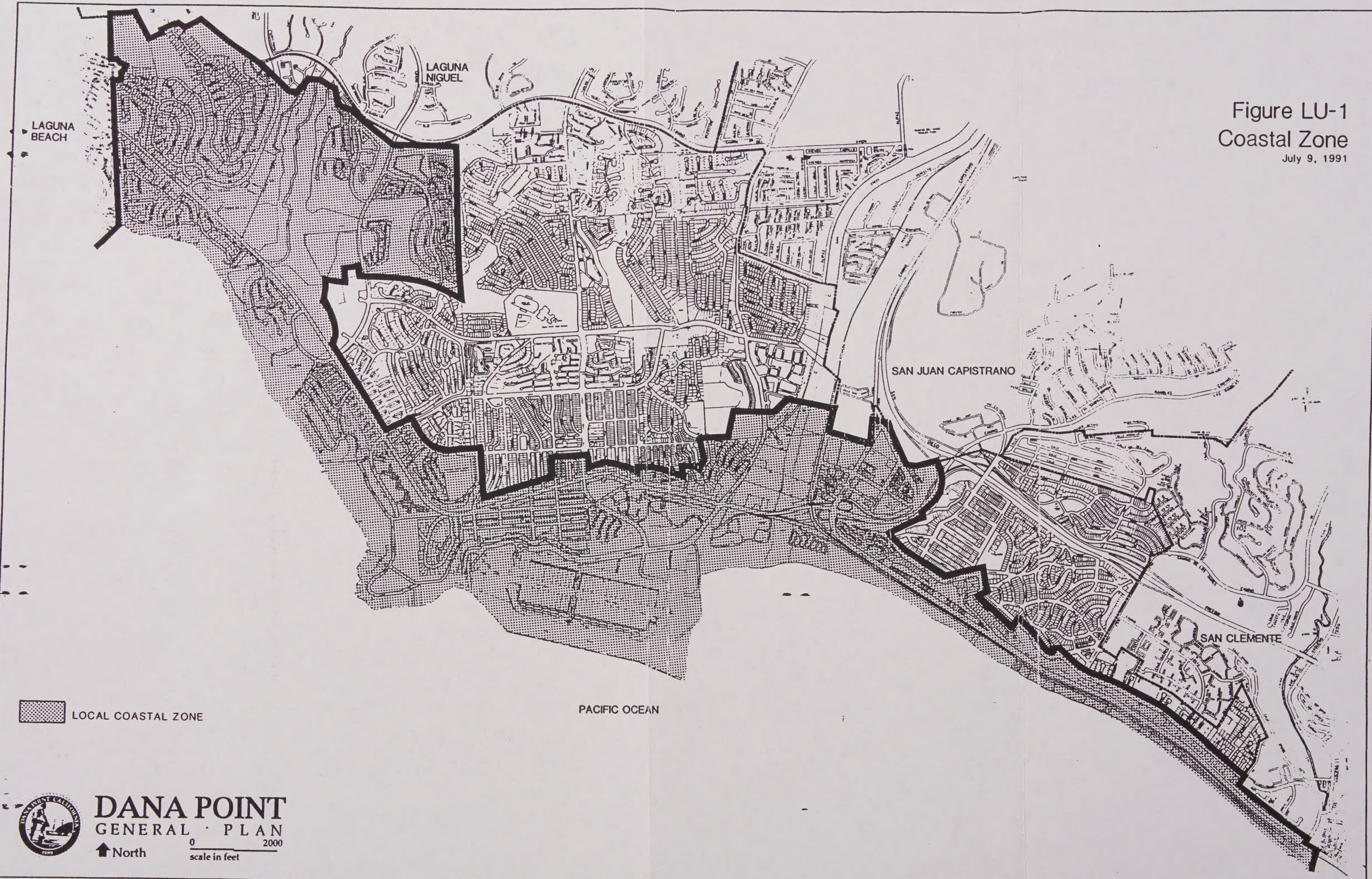
RELATED PLANS AND PROGRAMS

The scope and content of the Land Use Element is primarily governed by the *General Plan Law and Guidelines* and the *Planning, Zoning and Development Laws* for the state (California Government Code Sections 65000-66009). In addition, there are a number of other plans and programs that are considered in the formulation, adoption and implementation of land use policy. Relevant plans and programs are described in this section.

County Of Orange Zoning Ordinance and City of Dana Point Zoning Ordinance

Following incorporation and prior to adoption of a City Zoning Ordinance, the City elected to use the County of Orange Zoning Ordinance as an interim means of regulating land use. The County Zoning Ordinance was supplemented directly by City-adopted ordinances which tailored its application to the City of Dana Point. The City adopted its own Zoning Code in 1993 as the primary implementation tool for the Land Use Element, and its goals and policies. The City Zoning Ordinance and Zoning Map will be consistent with the City's General Plan and Land Use Policy Diagram. Together, the Zoning Ordinance and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

Figure LU-1
Coastal Zone
July 9, 1991



Regional/Local Plans

The Southern California Association of Governments (SCAG) is responsible for the regional planning in Southern California. SCAG has been preparing long range growth and development plans for the Southern California region since the early 1970s as part of the ongoing Development Guide Program. This program provides a framework for coordinating local and regional decisions regarding future growth and development. An important component of this process is the preparation of growth forecast policies at intervals ranging from three to five years.

The adopted growth forecast policies become the basis for SCAG's functional plans (transportation, housing, air and water) for the region. The population totals and growth distribution are used in planning the future capacity of highways and transit systems, quantity and location of housing, water supply systems, and siting and sizing of sewage treatment systems.

Orange County governmental agencies have developed regional and local facilities and service plans which affect land use policy in the City. For example, land use policy and circulation decisions of the City are affected by the planning and anticipated development of the San Joaquin Corridor, a major freeway serving the southwest coastal Orange County area. In addition to County agencies, local water and sewer service districts provide key development supporting services; school districts offer educational services and facilities that are essential to City families; and the local park district provides recreational opportunities for visitors and residents alike.

Descriptions of relevant State, County and Local Agency planning are found in the applicable General Plan Element.

Specific Plans/Planned Communities

Much of the City's development has been shaped by the three pre-incorporation Specific Plans for Dana Point, Capistrano Beach, and South Laguna, and the Planned Communities of Laguna Niguel, Dana Point Harbor and Bear Brand. The Specific Plan and Planned Community documents provided policy guidance and regulatory control of development before incorporation and during the preparation of the City's General Plan and Zoning Ordinance. The three Specific Plan

documents included Local Coastal Programs required by the California Coastal Act.

Specific Plans may also be used as a method for implementing the City's General Plan in the future. Specific Plans are authorized by Section 65451 of the Government Code and are used by many cities and counties to implement general plan policy for identified geographic subareas or properties within their jurisdictions. Specific Plans implement general plan policy by establishing regulations, conditions, and programs concerning the following:

- Development standards and precise location for land use and facilities;
- Standards and locations for streets, roadways, and other transportation facilities;
- Standards indicating population density and building intensity, and provisions for supporting services and infrastructure;
- Specific standards designed to address the use, development and conservation of natural resources; and
- Other provisions for the implementation of the General Plan.

LAND USE ELEMENT GOALS AND POLICIES

The goals and policies contained in this element provide guidance for development of vacant land, revitalization of existing development, and preservation of the many stable and desirable areas within the City. The goals and policies of this element are aimed at:

- Achieving a balanced mixture of residential, commercial, industrial, and other land uses;
- Achieving compatibility and enhancement among the various land use types;
- Directing growth to maintain and improve the quality of life;
- Preserving natural environmental resources;
- Providing for suitable development of the Headlands;
- Achieving enhanced development of the Town Center as a primary business district;
- Achieving revitalization of the Doheny Village as a primary business district;
- Providing for suitable development of Monarch Beach;
- Protecting resident-serving land uses; and
- Implementing state coastal resources planning and management policies.

As described earlier in this element, identification of those coastal resources planning and management policies within the Land Use Element, which are part of the City's Local Coastal Program, is provided by parenthetical references to the applicable sections of the California Coastal Act.

BALANCED DEVELOPMENT IN DANA POINT

Balancing development within the City requires the inclusion of a mixture of different types of land use - residential, commercial, industrial, community facilities, recreation and open space, and others. A well-balanced community offers a broad range of land uses organized in a desirable pattern and intensity which enhances the overall living environment. By providing for a balanced mixture of land uses, the City can achieve a suitable inventory of housing to meet the needs of all income groups, a stable commercial and employment base, recreational opportunities for inhabitants and visitors, and acceptable public facilities and services. An appropriate pattern and balance of land use is the key to the fiscal and social health of the City.

The existing mix of development within the City has been shaped by pre-incorporation planning efforts. These previous planning efforts generally provided an adequate balance of land uses within the City. However, greater and more appropriate balance is achieved by increasing the overall proportion of non-residential development, particularly in the Town Center and Doheny Village areas. Future employment opportunities within the City are expanded by increasing the percentage of lands designated for industrial, office, and business use and the long-term fiscal condition of the City is strengthened. Community facilities consist primarily of land owned by school, water, sewer, and park and recreation districts. Expansion of the land area designated for community facilities is necessary to accommodate additional City facilities.

GOAL 1: Achieve a desirable mixture of land uses to meet the residential, commercial, industrial, recreational, open space, cultural and public service needs of the City residents.

Policy 1.1: Develop standards for building intensity, including standards for ground coverage, setbacks, open space/landscaping, maximum dwellings per acre, floor area ratios, size and height restrictions.

Policy 1.2: Establish maximum intensities of development for each of the various land use categories.

Policy 1.3: Assure that land use intensities are consistent with capacities of existing and planned public service facilities. (Coastal Act/30250, 30254)

Policy 1.4: Assure that adequate recreational areas and open space are provided as a part of new residential development.

Policy 1.5: Work closely with Orange County to plan for the future development within the Harbor Area and to assure that additional development is compatible with existing uses and enhances the scenic, recreational and visitor opportunities for the area. (Coastal Act/30220-224, 30233, 30234, 30250, 30252, 30255)

Policy 1.6: Encourage the development of unified or clustered commercial centers and neighborhood commercial centers rather than continued development of strip commercial. (Coastal Act/30250)

Policy 1.7: Require comprehensive analysis and mitigation for any proposed General Plan Amendment to ensure that the amendment will result in a desirable mixture of land uses meeting the social and fiscal needs of the City and its residents.

COMPATIBILITY AND ENHANCEMENT AMONG LAND USES

As the City develops, new land uses replace existing ones and the characteristics of individual land uses which distinguish them from one another can also be described as differences which cause them to be incompatible when they occur close together. For example, the traffic, night lighting, noise, and odors associated with an otherwise successful commercial area may be perceived as nuisances for nearby residents. An understanding of impacts which occur when different types of land use develop close to one another leads to proper planning and positive impacts on surrounding land uses. The use of horizontal separation, vertical separation of buildings and uses, landscaping, walls, and proper orientation of buildings, lighting, and street access can avoid or minimize land conflicts and impacts, and enhance the overall living environment.

GOAL 2: Achieve compatibility and enhance relationships among land uses in the community.

Policy 2.1: Consider the impacts on surrounding land uses and infrastructure when reviewing proposals for new development. (Coastal Act/30250)

Policy 2.2: Prohibit onshore support facilities for oil drilling. (Coastal Act/30260-264)

Policy 2.3: Visitor serving commercial areas shall not intrude into existing residential communities. (Coastal Act/30250)

Policy 2.4: Develop regulatory mechanisms to mitigate land use conflicts.

DIRECTING GROWTH TO MAINTAIN AND IMPROVE QUALITY OF LIFE

As the City matures, additional demands will be placed on public services and infrastructure (e.g., police, fire and recreation, and streets, water lines, sewer lines, power lines, and others), The infrastructure system serving Dana Point includes major components or "back bone systems" which can provide the capacity to accommodate projected growth. The secondary components, connecting development with the major components of the infrastructure system, must be extended to support new development and replacement of aging portions of the system needs to occur in the future to maintain the present quality of services provided. Continued demand for these public services and facilities requires adequate planning for the financing of future improvements to ensure that the quality of City life is maintained or improved in the future.

GOAL 3: Direct growth of the community so as to maintain and improve the quality of life.

Policy 3.1: Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable development fees and exactions. (Coastal Act/30250)

Policy 3.2: Coordinate Dana Point's land use and growth policies with the County and other communities in the region to strengthen and promote interjurisdictional communication and cooperation.

Policy 3.3: Priority should be given to those projects that provide for coastal recreational opportunities for the public. (Coastal Act/30210-212, 30220-224)

Policy 3.4: Examine the short term and long term fiscal effects of development and redevelopment decisions.

Policy 3.5: Public facilities must be distributed throughout the coastal area to eliminate overcrowding and overuse in one single area. (Coastal Act/30212.5, 30254)

Policy 3.6: Encourage patterns of development necessary to minimize air pollution and vehicle miles traveled. (Coastal Act/30250)

Policy 3.7: Encourage safe and convenient bicycle and pedestrian access throughout the community. (Coastal Act/30210-212.5, 30250, 30252)

Policy 3.8: Allow increases in intensity up to the maximum floor area ratio identified in the Land Use Element only where development projects demonstrate exceptional design quality, important public amenities or public benefits, or other factors that promote important goals and policies of the General Plan.

Policy 3.9: Designate the right-of-way for Alipaz Street for Recreation/Open Space use if Alipaz Street is removed from the Master Plan of Arterial Highways in the future.

Policy 3.10: Consider designating vacated street rights-of-way for Recreation/Open Space use.

Policy 3.11: Provide congestion management and mitigation for increased demand for affordable housing due to the creation of significant additional employment opportunities.

Portions of the City consist of fragile coastal beaches and bluffs, hillsides, and canyons which are sensitive to changes associated with land development. These fragile areas provide an important sense of place and openness. Preservation of such areas provides a physical buffer protecting persons and improvements from natural and man-made safety hazards. These areas also present opportunities for passive recreation, such as trails for bicycling and hiking, which result in only minimal disruption to sensitive lands.

In the General Plan, bluff demarcation is drawn based on a mean estimation projected across all parcels impacted by coastal bluff areas. The specific location of the bluff line, as it is applied to an individual parcel, will be established consistent with existing policies and criteria in effect when building plans are submitted.

GOAL 4: Encourage the preservation of the natural environmental resources of the City of Dana Point.

Policy 4.1: Exclude areas designated as Recreation/Open Space and areas containing wetlands, beaches, and bluffs from the calculation of net acreage available for determining development intensity or density potential.

Policy 4.2: Consider the constraints of natural and man-made hazards in determining the location, type and intensities of new development. (Coastal Act/30240, 30253)

Policy 4.3: Provide and protect public access and recreational opportunities to the coastal area. (Coastal Act/30210-212.5, 30213, 30220-224)

Policy 4.4: Preserve, maintain and enhance marine resource areas and coastal water. (Coastal Act/30230-232, 30235-236)

Policy 4.5: Consider the environmental impacts of development decisions. (Coastal Act/30240, 30241, 30242, 30243, 30244)

Policy 4.6: Ensure land uses within designated and proposed scenic corridors are compatible with scenic enhancement and preservation. (Coastal Act/30251)

Policy 4.7: Coordinate with appropriate Park, Recreation and Harbor Agencies to enhance Open Space trails and bike paths. (Coastal Act/30210-212.5)

Policy 4.8: Encourage the reasonable regulation of signs to preserve the character of the community. (Coastal Act/30251)

Policy 4.9: Encourage the preservation of significant natural areas as cohesive open space.

DEVELOPMENT OF THE HEADLANDS

The Headlands is one of the most significant land forms and undeveloped properties in the City. The Headlands offers important opportunities for future development and, at the same time, includes sensitive coastal bluffs which represent substantial constraints to development. The property provides spectacular views of the Dana Point Harbor and the coastline to its north and south. Thus the Headlands offers a distinct opportunity to provide a continuous open space corridor along the coast with views and public access to the ocean, coastline and harbor. The property is large enough to accommodate a mixture of land uses that include visitor-serving commercial, residential, recreation, open space, and community facilities.

GOAL 5: Provide for the development of the Headlands area in a manner that enhances the character of the City and encourages the protection of the natural resources of the site.

Policy 5.1: Preserve the opportunity of public views from the Headlands site to the coastal areas and the harbor areas. (Coastal Act/30251)

Policy 5.2: Require geotechnical studies to ensure geological stability in the areas where development is to be permitted and require adequate setbacks from the blufftop areas in accordance with those engineering studies and adopted City regulations. (Coastal Act/30250, 30253)

Policy 5.3: Preserve natural open space in the Headlands area, especially along the coastal bluffs, and provide open areas integrated throughout the development. (Coastal Act/30210-212.5, 30250, 30253)

Policy 5.4: Assure that the height and scale of the development in the Headlands are compatible with the development in the community and that the visual impact of the development from coastal areas below the project be minimized. (Coastal Act/30251)

Policy 5.5: Promote the development of a mixture of land uses which may include residential, visitor-serving commercial, recreational, open space, and community facilities. (Coastal Act/30213, 30250)

Policy 5.6: Require that a scenic walkway be extended throughout the Headlands and connect to other existing or proposed walkways. (Coastal Act/30210-212)

Policy 5.7: Provide vehicular access that does not adversely impact adjoining neighborhoods or create congestion on Pacific Coast Highway.

Policy 5.8: Provide patterns of land use and circulation in the Headlands that enhance public and private pedestrian access and circulation within the area. (Coastal Act/30250)

Policy 5.9: Provide extensive public trails within the Headlands area. The system shall include access to the existing sandy beach areas and to the visitor-serving and public places within the Headlands.

Policy 5.10: Encourage visitor-serving resort facilities and land uses of a world-class stature.

Policy 5.11: Assure the Specific Plan for the Headlands provides buffers to achieve a compatible and enhanced relationship to existing surrounding land uses.

DEVELOPMENT OF THE TOWN CENTER

The Town Center area is one of the primary business districts in the City, and is the focus of activity for visitors traveling along Pacific Coast Highway (PCH). Although the area is segmented by the PCH couplet street system and impacted by its vehicular traffic, the mixture of commercial retail and service, office, and residential uses coupled with a pedestrian character and scale can be enhanced through proper planning

and the use of physical design techniques. The Town Center also has a strong, physical connection with the blufftop viewpoints overlooking the Harbor at the south ends of Amber Lantern, Violet Lantern, and Golden Lantern. Although the Town Center is very accessible to visitors and travelers on PCH, it has a strong connection with surrounding residential areas. In fact, the La Plaza area is a center of neighborhood shops and services oriented toward local needs.

GOAL 6: Achieve development in the Town Center area that enhances the area as a primary business district in the City.

Policy 6.1: Provide a diversity of retail office and residential land uses that establish the Town Center as a major center of social and economic activity in the community.

Policy 6.2: Encourage retail businesses and mixtures of land uses that help to generate positive pedestrian activity in the area.

Policy 6.3: Establish patterns of land use and circulation that promote the desired pedestrian character of the area.

Policy 6.4: Through effective design guidelines encourage building designs, intensity and setbacks to be compatible with the desired scale and character of the area. (Coastal Act/30251)

Policy 6.5: Develop land use and parking regulations to assure that adequate and reasonable standards are provided.

Policy 6.6: Provide opportunities for shared parking facilities in the Town Center, such as through the establishment of an off-street parking district.

DEVELOPMENT OF DOHENY VILLAGE

The Doheny Village represents an important gateway to the City from the Interstate 5 Freeway. The Village needs improvements to infrastructure and general upgrading of development within the area. Planned land uses are expected to include a mix of new commercial, office, multi-family residential, community facilities, and industrial/business

development. Revitalization efforts could include pedestrian-oriented streetscape and landscaping improvements designed to unify and connect the Village's various areas. These improvements may also provide a means of establishing greater connection between the Village the beach and San Juan Creek.

GOAL 7: Achieve the revitalization of the Doheny Village area as a primary business district in the City.

Policy 7.1: Promote the Doheny Village area as a major shopping and business center in the community.

Policy 7.2: Improve the appearance of the area through revitalization activities such as landscape design and pedestrian amenities.

Policy 7.3: Develop design guidelines that assure that development will be consistent in terms of scale and character. (Coastal Act/30251)

Policy 7.4: Promote the development of land uses in the Doheny Village area that provide employment opportunities for the community including offices, marine-oriented industrial uses, and other commercial or light industrial business activities or community facilities.

Policy 7.5: Encourage the development of a diversity of housing opportunities including medium density housing in the areas adjacent to the retail areas and also as a part of mixed residential and retail or office uses.

Policy 7.6: Provide for adequate and convenient parking areas. Encourage the provision of shared parking facilities, such as through the establishment of a parking district.

Policy 7.7: Prepare a Specific Plan for revitalization of the Doheny Village Area. The Specific Plan should involve extensive public input.

DEVELOPMENT OF MONARCH BEACH

The Monarch Beach area is indicative of development based on master planning efforts and high quality development

standards. The Ritz Carlton Resort Hotel and an additional resort hotel site north of Pacific Coast Highway provide focal uses in a community which includes extensive outdoor activities such as golf (The Links at Monarch Beach) and coastal recreation (Salt Creek Beach Park and Dana Strand Beach). Monarch Beach has dramatic public view corridors within the coastal Salt Creek Basin.

GOAL 8: Provide for the development of the Monarch Beach area in a manner that enhances the character of the City and encourages the protection of the natural resources of that area.

Policy 8.1: Preserve the opportunity of public view corridors from Monarch Beach area to the coast. (Coastal Act/30251)

Policy 8.2: Assure that adequate recreational areas and open space are provided and maintained by the developer as part of a new development.

Policy 8.3: Assure that the height and scale of new development is compatible with the existing areas.

Policy 8.4: Promote the development of a mixture of residential, visitor-serving, and open space land uses; with an ultimate residential density cap of 238 dwellings, which shall not be exceeded.

Policy 8.5: Require that the pedestrian and bike trail systems be extended throughout Monarch Beach and connected with the existing and proposed City wide trail system.

Policy 8.6: Provide extensive public trail and transit loop systems within the Monarch Beach area. The systems shall include access to the beach and to the visitor-serving and public places within Monarch Beach.

Policy 8.7: Encourage public access, visitor-serving and residential land uses with a strong public component which allows the public to enjoy such visitor-serving commercial facilities.

Policy 8.8: Allow a beach house as a public commercial facility near the beach. This beach house shall only be accessed by the beach, public trail, and transit loop systems.

Policy 8.9: Avoid expansion of the golf course or any other land use that occurs at the expense of public park or public areas.

Policy 8.10: Encourage the immediate development of visitor serving resort facilities and land uses of a world class stature to be achieved within five years from the date of adoption of the General Plan. The resort facility shall include a 400 or so key five star resort hotel. If public open space and Visitor/Recreation Commercial land uses are not physically developed and established within five years, it is the policy of the City of Dana Point to revisit other land uses within this area and to assure the provision of open space and Visitor/Recreation Commercial activities.

Policy 8.11: Provide for the temporary landscaping of existing graded pads with perennial wild flowers and other vegetation to assure aesthetic enhancement of the area, reduce soil erosion, and reinforce the ultimate open space and landscaped resort character of the area.

Policy 8.12: Within the Specific Plan, establish a development phasing plan to achieve first, the primary objective of the development of the public open space and roads; secondly, the resort complex; and lastly, the residential dwellings. Concurrent development will be permitted if the primary objective is being satisfied.

PROTECTION OF RESIDENT-SERVING LAND USES

Dana Point citizens have a strong sense of community even though Dana Point is an attraction to many visitors. This sense of community or sharing of common goals and interests includes the desire to protect and maintain those land uses which serve the residents of the area. This involves the encouragement of resident-serving commercial activity which meets local demands for goods and services, as well as locations for offices and business uses which employ City residents.

GOAL 9: Protect the resident-serving land uses throughout the City.

Policy 9.1: Develop regulations to protect and encourage local serving retail and office use adjacent to residential areas.

Policy 9.2: Encourage a full range of resident-serving land uses throughout the City to meet the resident demand for goods and services.

Policy 9.3: Encourage resident-serving uses within walking distance of residents, where possible.

RELATED GOALS AND POLICIES

Goals and policies and the Land Use Policy Diagram identified in this element serve as the framework for other General Plan elements. A number of policies included in the Land Use Element constitute coastal resources planning and management policies that are part of the City's Local Coastal Program (LCP). Table LU-1 identifies the required components or issue areas of the LCP included in the Land Use Element.

TABLE LU-1
LAND USE ELEMENT
LOCAL COASTAL PROGRAM REFERENCE MATRIX

Required Component/Issue Area (Coastal Act Section)			
*	Shoreline Access (30210-212.5)	*	Agriculture (30241-242)
*	Visitor Serving and Recreational Facilities (30213)	*	Soil Resources (30243)
*	Water-Oriented Recreation (30220-224)	*	Archaeological/Paleontological Resources (30244)
*	Water and Marine Resources (30230-232)	*	Locating and Planning New Development (30250; 252, 255)
*	Diking, Filling and Dredging (30233)	*	Coastal Visual Resources (30251)
*	Commercial Fishing and Recreational Boating (30234)	*	Hazard Areas (30253)
*	Shoreline Structures/Flood Control (30235-236)	*	Public Works (30254)
*	Environmentally Sensitive Habitat (30240)	*	Industrial Development and Energy Facilities (30260-264)
*	Indicates that the Coastal Act issue areas described in this table are included in the Land Use Element.		

TABLE LU-2
LAND USE RELATED
GOALS AND POLICIES BY ELEMENT

Land Use Issue Area	Related Goals and Policies by Element								
	Land Use	Urban Design	Housing	Circulation	Noise	Public Safety	Conservation/ Open Space	Public Facilities and Growth Management	Economic Development
Balance of Land Uses		3.4, 4.1, 4.4, 6.3, 6.6					5.2, 5.3 6.5, 6.6, 6.7 7.4		1.4, 2.7, 3.3, 4.1, 5.3, 6.2, 7.2, 7.3
Compatibility / Enhancement Among Land Uses		1.1, 2.1, 2.2 6.2				3.3	3.1, 3.4 5.2, 5.3 6.1, 6.6 8.1, 8.3		2.6 9.1
Maintaining and Improving Quality of Life		All	All	All	All	All	All	All	All
Preservation of Natural Resources		1.4, 4.5 7.2				1.7, 1.8, 1.13, 1.18	6.8		2.7
Development of Headlands		1.5, 4.5				1.10	2.4, 2.6-2.9, 6.2, 6.4, 6.6-6.8		5.1
Development of Town Center		3.8							3.4, 7.5, 8.3
Development of Doheny Village		6.7				2.6, 2.7	1.1		3.4, 6.1-6.4, 8.3
Development of Monarch Beach		1.5, 2.5, 4.5, 5.6, 7.3				1.15, 1.21-1.24 2.8	1.1, 2.9, 3.4, 4.2, 5.4, 5.5-5.7, 6.1, 6.3, 8.4		5.2
Protection of Resident-Serving Land Uses							5.3, 7.5		1.4, 4.1, 4.3, 7.3

THE LAND USE PLAN

The Land Use Plan and Policy Map describe the approach to be used in implementing the Land Use Element goals and policies. The locations of future land use are presented on the Land Use Policy Diagram which is a part of this Element and is included in the pocket of the General Plan document binder. In guiding future land use, the Element focuses on three basic land use characteristics of the City:

1) Undeveloped parcels of land which will be the subject of most proposals for new development;

2) Existing consistent land use and development which, over time, will increasingly require maintenance and preservation; and

3) Revitalization of some land use and development where rehabilitation is necessary or conversion to other uses is desired to achieve economic or social goals of the General Plan.

LAND USE POLICY CONSIDERATIONS

A wide range of natural and man-made environmental factors are considered in the formulation of land use policy. Areas of special environmental significance, potential safety hazards, limitations of existing infrastructure, and the nature and character of existing development all have influence on land use policy.

Land Use Constraints and Resources

The Public Safety Element identifies areas of Dana Point subject to such environmental constraints as flooding, landsliding, and seismic conditions. In turn, the Conservation/Open Space Element identifies areas containing important ecological or natural resources. The Circulation and Noise Elements describe roadway/transportation system capacities and areas of the City impacted by noise levels. These constraints, consisting of both natural and man-made factors, influence long-range land use planning and are

discussed in detail in the Master Environmental Assessment for the General Plan.

LAND USE DESIGNATIONS

Land use designations indicate the type and nature of development that is allowed in a given location. While terms like "residential," "commercial" and "industrial" are generally understood, State General Plan law requires a clear and concise description of the land use categories shown on the Land Use Policy Diagram.

The Land Use Element provides for land use categories or designations listed in Table LU-3. Five of these designations are established for residential development, ranging from low-density single family to high-density multiple family development. Three commercial designations, one office, one industrial and a community facility category are included. One category of mixed use is established to offer some flexibility in providing complimentary commercial, office, and residential uses. Parkland and open space areas are combined under the recreation/open space designation. Major transportation facilities are included in a single transportation corridor category.

Land Use Intensity/Density

State General Plan law requires that the Land Use Element indicate the maximum intensities/densities permitted within the City. The land use designations contained in this element and shown on the Land Use Policy Diagram are described in this way. Table LU-3 lists each of the land use designations for the City and provides a corresponding indication of maximum intensity/density of development on that parcel. Maximum allowable development on individual parcels of land is to be governed by these measures of intensity or density. The table also includes the standard or expected overall levels of development within each land use category on a City-wide basis. These standard levels of development represent an anticipated intensity/density and are, therefore, less than the maximum allowed. For various reasons, not every parcel in the City has in the past nor will it in the future develop to the maximum allowed.

TABLE LU-3
DEVELOPMENT INTENSITY/DENSITY STANDARDS

LAND USE DESIGNATION	MAXIMUM DEVELOPMENT INTENSITY/DENSITY (a)	STANDARD INTENSITY/DENSITY (b)
RESIDENTIAL	DWELLING UNITS/ACRE	DWELLING UNITS/ACRE
Residential 0-3.5	3.5 du/net ac	
Residential 3.5-7	7 du/net ac	3 du/net ac
Residential 7-14	14 du/net ac	6 du/net ac
Residential 14-22	22 du/net ac	10 du/net ac
Residential 22-30	30 du/net ac	18 du/net ac
		26 du/net ac
COMMERCIAL	FLOOR AREA RATIO	FLOOR AREA RATIO
Neighborhood Commercial	1.75:1	.35:1
Community Commercial	1.75:1	.4:1
Visitor/Recreation Commercial	1.75:1	.5:1
MIXED-USE		
Commercial/Residential (c)	1.5:1 and 10 du/net ac	.5:1 and 10 du/net ac
OFFICE		
Professional/Administrative	1.0:1	.7:1
INDUSTRIAL		
Industrial/Business Park	.75:1	.5:1
COMMUNITY AND OTHER	FLOOR AREA RATIO	FLOOR AREA RATIO
Community Facility	1.0:1	.4:1
Open Space	.2:1	.1:1
Transportation Corridor	.2:1	.1:1
Harbor Marine Land	.4:1	.2:1
Harbor Marine Water	2,500 Boat Slips	2,500 Boat Slips

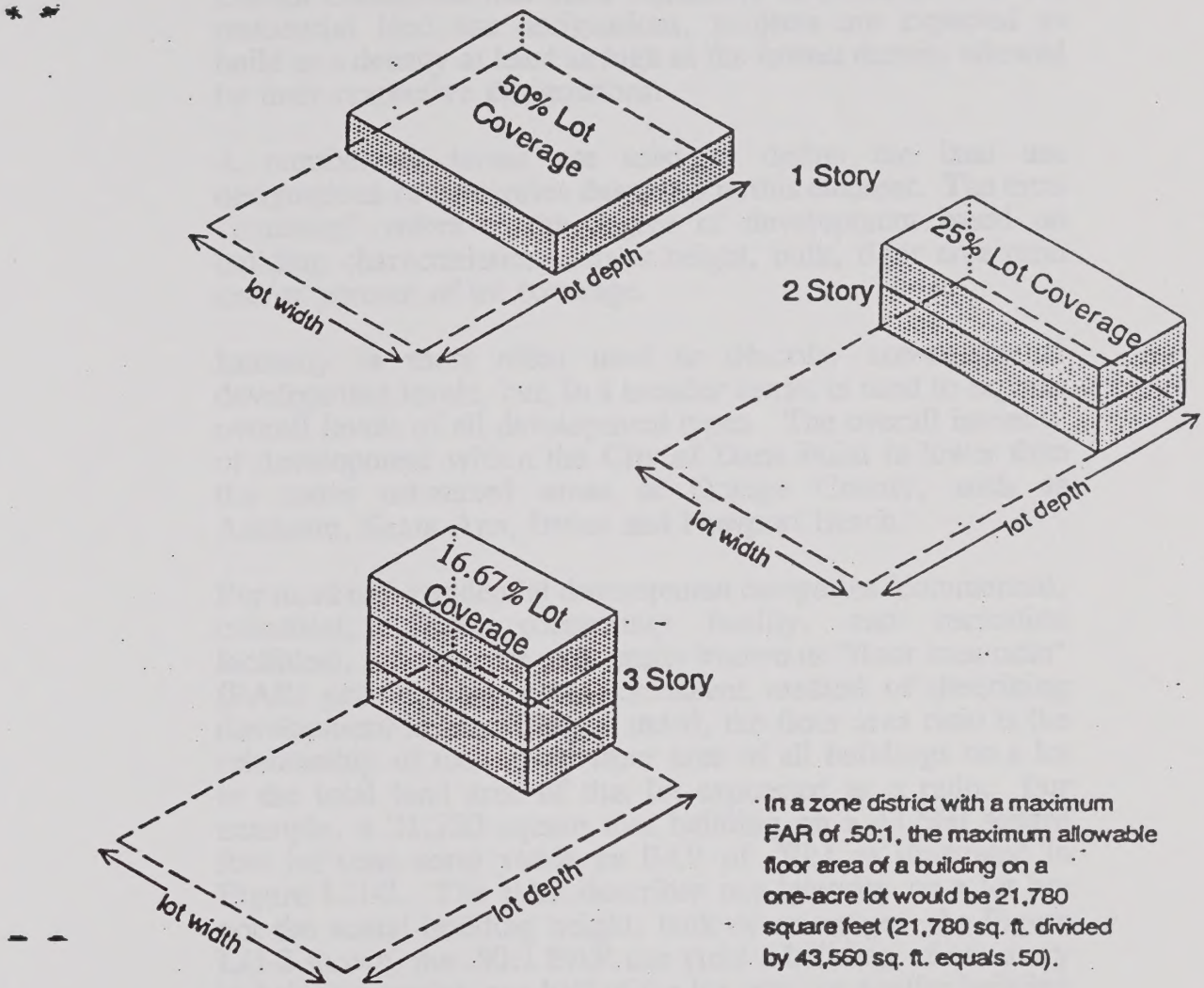
(a) Maximum allowable level of development for individual parcels of land.

(b) Assumed overall level of development City-wide. Since the development which has occurred to date has not reached the maximum allowed level of density or intensity, future development is expected to be less than the maximum on a City-wide basis. Therefore, a "standard" level of density/intensity is used in projecting total future development (see text).

(c) See description of allowable mixes of residential and non-residential development under the Mixed Use Designation section of this element.

Figure LU-2
Floor Area Ratio Defined

Possible Building Configurations for 0.50:1 FAR



In a zone district with a maximum FAR of .50:1, the maximum allowable floor area of a building on a one-acre lot would be 21,780 square feet (21,780 sq. ft. divided by 43,560 sq. ft. equals .50).

NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$$

Future development is expected to occur at the standard level of intensity/density stated in Table LU-3. Development at an intensity or density between the standard and maximum levels can occur only where projects offer exceptional design quality or important public amenities or benefits above the standards required by the City's discussed in detail in the Master Environmental Assessment for the General Plan. Urban Design Guidelines and other regulatory documents. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by their respective designations.

A number of terms are used to define the land use designations or categories described in this element. The term "intensity" refers to the degree of development based on building characteristics such as height, bulk, floor area ratio and/or percent of lot coverage.

Intensity is most often used to describe non-residential development levels, but, in a broader sense, is used to express overall levels of all development types. The overall intensity of development within the City of Dana Point is lower than the more urbanized areas of Orange County, such as Anaheim, Santa Ana, Irvine and Newport Beach.

For most non-residential development categories (commercial, industrial, office, community facility, and recreation facilities), the measure of intensity known as "floor area ratio" (FAR) provides the most convenient method of describing development levels. Simply stated, the floor area ratio is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot expressed as a ratio. For example, a 21,780 square foot building on a 43,560 square foot lot (one acre) yields an FAR of .50:1 as illustrated in Figure LU-2. The FAR describes use intensity on a lot but not the actual building height, bulk or coverage. As Figure LU-2 shows, the .50:1 FAR can yield a building of one story in height covering one half of the lot area, or a taller building which covers less of the lot and provides more open space.

For purposes of this explanation, both residential density and non-residential intensity are based on the concept of net acreage. Net acreage is assumed to be 80 percent of gross acreage on a City-wide basis and a net acre of land is assumed

to equal 35,000 square feet for purposes of calculating density or intensity of land use.

The term "density", in a land use context, is a measure of the population or residential development capacity of the land. Density is described in terms of dwelling units per net acre (du/net ac); thus, the density of a residential development of 100 dwelling units occupying 20 net acres of land is 5.0 du/net ac. A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in size (square footage) from small apartments at 400-500 square feet to large single family homes exceeding 5,000 square feet. Along with this difference in size is a corresponding difference in the number of persons occupying a given unit (i.e., larger units usually house more persons that smaller units). For purposes of calculating population, an average number of persons per dwelling unit for all dwelling unit types and sizes is assumed as described in the notes beneath Table LU-4. Within land use designations density is often described as a range (i.e., 3.5-7 du/net ac).

Descriptions of each of the land use designations shown on the Land Use Policy Diagram are provided to delineate the general types of uses allowed and their corresponding intensities or densities. These use descriptions, types and limitations are further defined as specific uses within the Zoning Ordinance. The specific uses and development standards contained within the Zoning Ordinance and shown on the accompanying Zoning Map are consistent with the land use designations and standards contained in this Element or shown on the Land Use Policy Diagram.

Residential Designations

Residential 0-3.5: The Residential 0-3.5 and use category provides for the development of low density detached and attached single family dwellings. This designation allows for the construction of a maximum of 3.5 single family detached units per net acre of land. Community facilities which are determined to be compatible with, and oriented toward serving the needs of low density detached and attached single family neighborhoods may also be allowed.

Residential 3.5-7: The Residential 3.5-7 land use designation provides for the development of low to medium density detached and attached single family dwellings which may include duplexes, condominiums, and townhomes. This designation allows the construction of a maximum of 7 dwelling units per net acre of land. Community facilities which are determined to be compatible with and oriented toward serving the needs of low to medium density detached and attached single family neighborhoods may also be allowed.

Residential 7-14: The Residential 7-14 land use designation provides for the development of medium and higher density detached and attached single family dwellings, as well as multi-family dwellings or apartments. This designation allows the construction of a maximum of 14 dwelling units per net acre of land. Community facilities which are determined to be compatible with and oriented toward serving the needs of medium and higher density detached and attached single family and multi-family neighborhoods may also be allowed.

Residential 14-22: The Residential 14-22 land use designation provides for the development of medium and higher density attached single family dwellings as well as multi-family dwellings or apartments. This designation allows the construction of a maximum of 22 dwelling units per net acre of land. Community facilities which are determined to be compatible with and oriented toward serving the needs of medium and higher density attached single family and multi-family neighborhoods may also be allowed.

Residential 22-30: The Residential 22-30 land use designation provides for the development of higher density attached single family dwellings, multi-family dwellings and apartments. This designation allows the construction of a maximum of 30 dwelling units per net acre of land. Community facilities which are determined to be compatible with and oriented toward serving the needs of higher density attached single family and multi-family neighborhoods may also be allowed.

Commercial Designations

Neighborhood Commercial: The Neighborhood Commercial designation includes smaller-scale business activities which generally provide a retailing or service-oriented function to the surrounding neighborhood. Neighborhood commercial uses serve the needs of local residents who live near the activities. Typical business uses include small food and drug stores, clothing stores, professional and business offices, restaurants and hardware stores, child care, specialty retail, and community facilities. Neighborhood commercial projects typically occur on less than 10 acres of land and include 25,000 to 75,000 square feet or less of building floor area. The standard intensity of development is a floor area ratio of .35:1 and the maximum intensity of development is a floor area ratio of .5:1.

Community Commercial: The Community Commercial designation includes retail, professional office, and service-oriented business activities which serve a community-wide area and population. Community Commercial uses include some neighborhood commercial uses, such as professional and business offices, retail and commercial services, appliance stores, sporting goods, child care, restaurants, and community facilities, along with larger scale indoor uses such as department stores, furniture and appliance outlets, theaters and entertainment uses. Community Commercial development usually occurs on 10 to 30 acres of land and includes 100,000 to 300,000 square feet of building area. The standard intensity of development is a floor area ratio of .4:1 and the maximum intensity of development is a floor area ratio of .75:1.

Visitor/Recreation Commercial: The Visitor/Recreation Commercial designation includes primarily visitor-serving uses, such as restaurants, resort hotels and motels uses, commercial, recreation specialty and convenience retail goods and services, auto service businesses, open space/recreational uses, and community facilities. Other supporting uses include conference facilities and cultural uses, such as museums and theaters. The average intensity of development for hotels is a floor area ratio of .75:1 and the maximum intensity of development for hotels is a floor area ratio of 1.5:1. The standard intensity of development for other uses is a floor area

Mixed Use Designation

Commercial/Residential: The Commercial/Residential designation includes mixtures of commercial, office and residential uses in the same building, on the same parcel, or within the same area. The primary uses within this designation are commercial; residential is only allowable when developed in conjunction with commercial development. Allowable activities include those identified in the Community and Neighborhood Commercial designations, the Professional/Administrative designation and, when developed in conjunction with commercial uses, the Residential 7-14, Residential 14-22, and Residential 22-30 designation. When mixtures of uses occur in the same building, retail uses or offices are usually located on the ground floor with residential or office uses above. The mixed uses are usually located in areas where multiple activities and pedestrian orientation are considered to be desirable objectives. All existing residential uses are allowable activities within this designation; however, the residential density cannot be increased, and any changes of use shall include commercial use as the primary use. The standard intensity of non-residential development is a floor area ratio of .5:1 and the maximum intensity of development is a floor area ratio of 1.5:1. The standard of 10 dwelling units per net acre of land (equivalent to an FAR of .25:1) is allowed when residential development is combined in the same building or on the same parcel as commercial retail or office uses.

Office and Industrial Designations

Professional/Administrative: The Professional/Administrative designation includes primarily single tenant or multi-tenant offices and other supporting uses. These uses include legal and medical services, financial institutions, corporate and government offices, cultural and community facilities and similar uses which together constitute concentrations of office employment or community activity. Also included are small convenience or service commercial activities intended to meet the needs of the on-site employee population. The standard intensity of development is a floor area ratio of .7:1 and the maximum intensity of development is a floor area ratio of 1.0:1.

Industrial/Business Park: The Industrial/Business Park designation includes parcels of land with mixtures of industrial and commercial uses that may include marine/auto supplies and service, home furnishings and appliances, wholesale businesses, light manufacturing, distribution and sales, storage, research and development laboratories and service commercial business and community facilities. Single room occupancy (SRO) uses as well as other affordable housing may be permitted with a conditional use permit. The standard intensity of development is a floor area ratio of .5:1 and the maximum intensity of development is a floor area ratio of .75:1.

Community and Other Designations

Community Facilities: The Community Facilities designation includes a wide range of public and private uses, distributed throughout the community such as schools, churches, child care centers, transportation facilities, government offices and facilities, public utilities, libraries, museums, art galleries, community theaters, hospitals and cultural and recreational activities. The standard intensity of development is a floor area ratio of .4:1 and the maximum intensity of development is a floor area ratio of 1.0:1.

Open Space: The Open Space designation includes both public and private lands necessary to provide adequate space for relief from the urban environment. The Open Space designation encompasses three classes of open space including recreation, open space and conservation. Recreation Open Space provides areas for passive and active recreational opportunities including beaches, parks, golf courses/driving ranges and indoor or outdoor sports or athletic facilities. Open Space provides for natural areas that offer scenic beauty, provide buffer between areas of more urban development or offer some opportunity for limited, lower intensity recreational activities such as trails, outdoor theaters, museums, galleries and similar uses. Conservation Open Space provides for natural areas which, due to physical constraints or hazards, have limited land use potential. All three classes of the Open Space designation are covered in more detail in the Conservation/Open Space Element of the General Plan. The standard intensity of development is a floor area ratio of .1:1 and the maximum intensity of development floor area ratio is .2:1.

Transportation Corridor: The Transportation Corridor designation applies to the land within the corridors for the Interstate 5 Freeway, the Atchison, Topeka and Santa Fe railway, and Circulation Element roadways. Lands within these corridors are reserved for transportation purposes as the primary use. Secondary uses, such as open space linkages and landscaped areas, public and private parking areas, and other transportation-related activities and facilities are allowed. The standard intensity of development is a floor area ratio of .1:1 and the maximum intensity of development floor area ratio is .2:1.

Harbor Marine Land: The Harbor Marine Land designation includes land-based harbor uses such as marinas, marine-oriented commercial and industrial services, marine-oriented governmental facilities and services, visitor-serving commercial uses, recreation/open space uses and community facilities. The standard intensity of development is .2:1 and the maximum intensity of development is .4:1.

Harbor Marine Water: The Harbor Marine water designation includes harbor-based water uses such as the boat slips and causeways. The standard and maximum intensities of development are 2,500 boat slips.

LAND USE POLICY DIAGRAM

The Land Use Policy Diagram for the City of Dana Point is described in Figures LU-3, LU-4 and LU-5. The Land Use designations depicted on the diagrams are those described in the previous section and are represented by patterns which identify future planned land uses for the City.

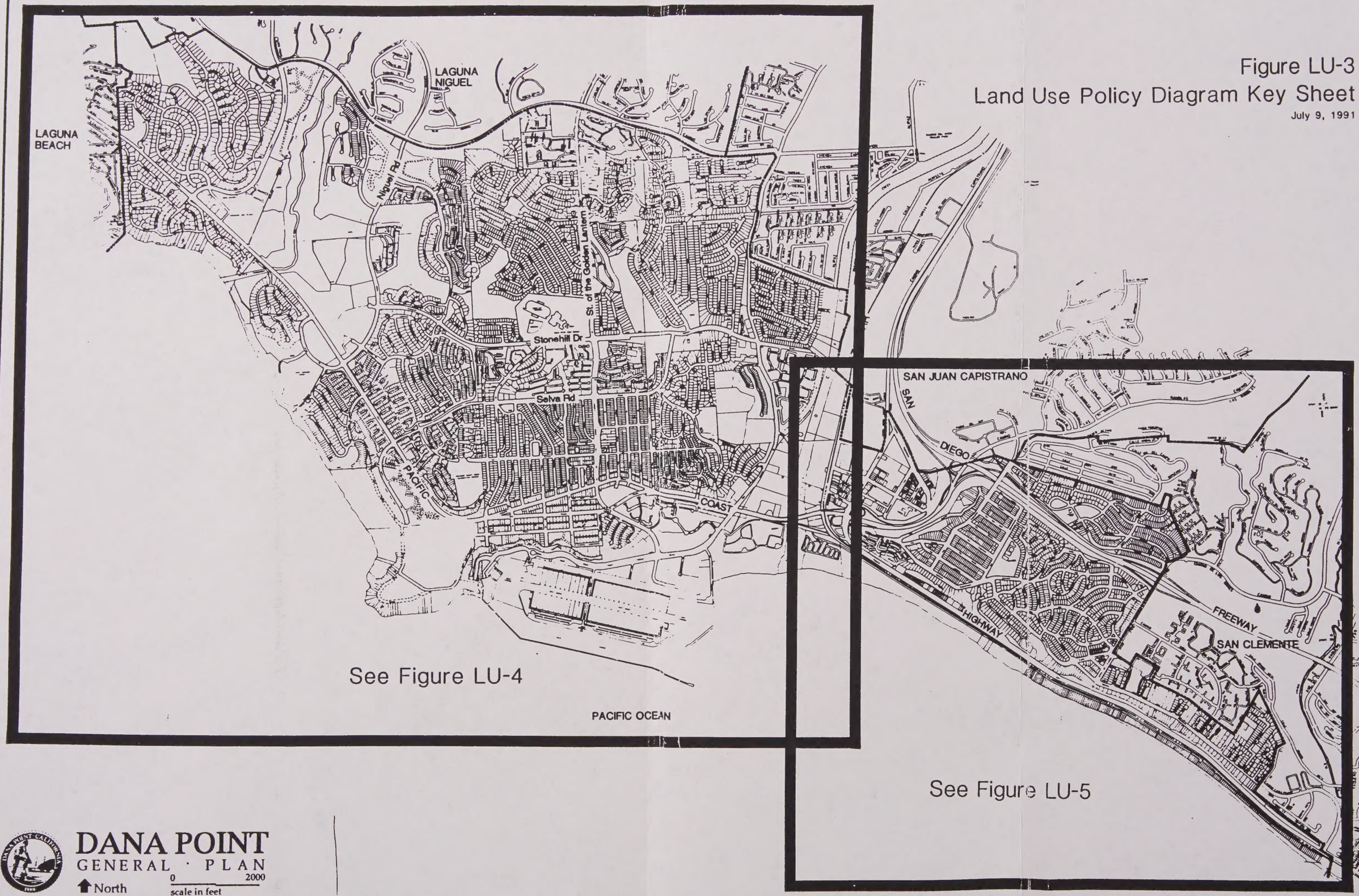
DISTRIBUTION OF LAND USES

The statistical distribution of planned land uses city-wide is described in Table LU-4. Table LU-5 graphically describes the percentage distribution of planned land uses City-wide. This table identifies each land use designation, its associated land acreage, and the total land acreage for all planned land uses in the City. The table also provides estimated ranges of the total number of residential dwelling units planned and the resulting population. For non-residential land uses, such as commercial, office, industrial, and community facility, estimates of building square footage are depicted.

Net acreage represents the average remaining after street rights-of-way and other public lands are excluded. To establish the net acreage associated with densities for residential designations and intensities for non-residential designations, 20 percent of the gross acreage is assumed to be used for streets or other public lands. Therefore, the net acreage equals 80 percent of gross acreage, and represents acreage capable of accommodating residential dwelling units and non-residential building square footage. For each gross acre of land(43,560 square feet), a net acre of 35,000 square feet is assumed to accommodate development.

Figure LU-3
Land Use Policy Diagram Key Sheet

July 9, 1991



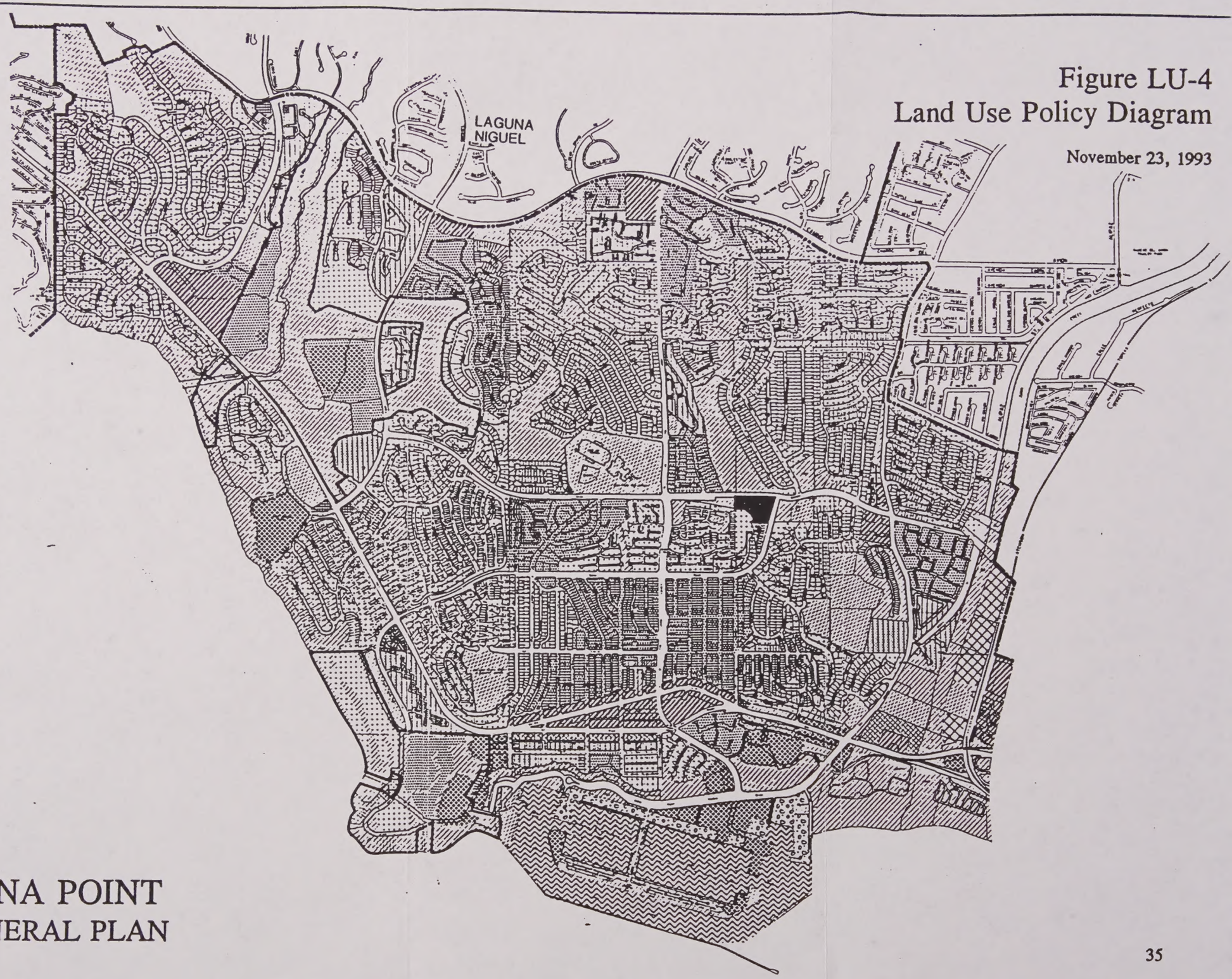
DANA POINT
GENERAL · PLAN

North

0 2000
scale in feet

Figure LU-4
Land Use Policy Diagram

November 23, 1993



LEGEND

- Residential 0-3.5 DU/AC
- Residential 3.5- 7 DU/AC
- Residential 7-14 DU/AC
- Residential 14-22 DU/AC
- Residential 22-30 DU/AC
- Neighborhood Commercial
- Community Commercial
- Visitor/Recreation Commercial
- Commercial/Residential
- Professional/Administrative
- Industrial/Business Park
- Community Facility
- Recreation/Open Space
- Transportation Corridor
- Harbor Marine Water
- Harbor Marine Land
- 45% Residential 3.5-7 and 55% Recreation/ Open Space

- Specific Plan Area Boundary
- City Boundary

Land Use Policy Diagram

November 23, 1993

DANA POINT
GENERAL PLAN

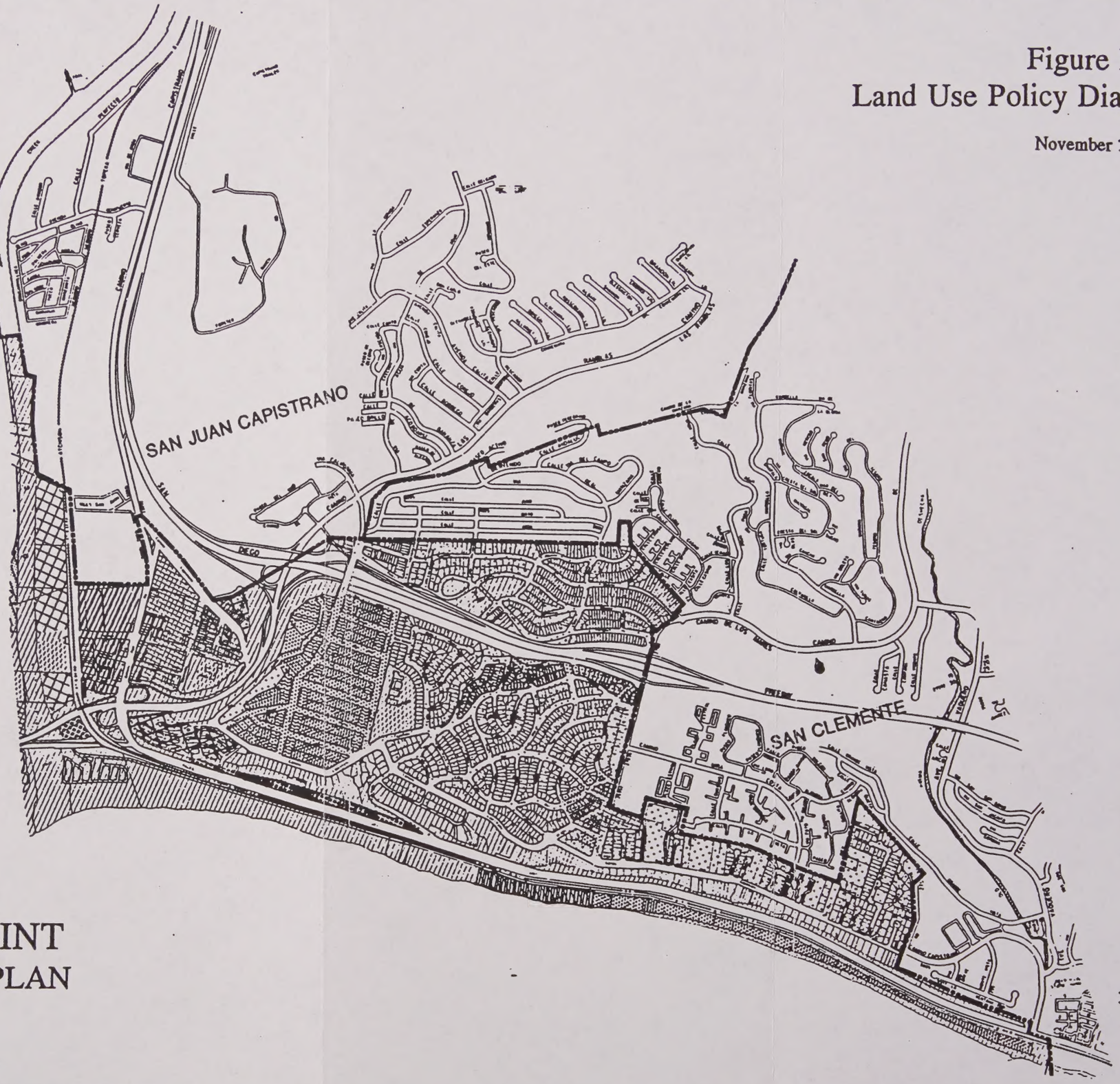
Figure LU-5
Land Use Policy Diagram

November 23, 1993

LEGEND

- Residential 0-3.5 DU/AC
- Residential 3.5- 7 DU/AC
- Residential 7-14 DU/AC
- Residential 14-22 DU/AC
- Residential 22-30 DU/AC
- Neighborhood Commercial
- Community Commercial
- Visitor/Recreation Commercial
- Commercial/Residential
- Professional/Administrative
- Industrial/Business Park
- Community Facility
- Recreation/Open Space
- Transportation Corridor
- Harbor Marine Water
- Harbor Marine Land
- 45% Residential 3.5-7 and 55% Recreation/ Open Space

- Specific Plan Area Boundary
- City Boundary



Land Use Policy Diagram

November 23, 1993

DANA POINT
GENERAL PLAN

Table LU-4
Future Land Use and Population Estimates in the City

Land Use Designation	Gross Acres (a)	Dwelling Units (b)	Population (c)	Square Footage (000)(d)
Residential				
Residential 0 - 3.5	65	156		
Residential 3.5 - 7	1,694	8,129		
Residential 7 - 14	513	3,956		
Residential 14 - 22	203	2,920		
Residential 22 - 30	13	271		
Commercial				
Neighborhood Com'l	7			85
Community Com'l	109			1,519
Visitor/Rec. Com'l	142			2,474
Com'l/Residential	63	487		1,098
Office				
Prof./Administrative	6			146
Industrial				
Ind./Business Park	18			314
Community and Other				
Comm. Facility	163			2,272
Open Space	770			2,683
Harbor Marine Land	38			265
Transport. Corridor	345			
Total	4,149	15,684-16,495	32,623-39,258	10,856

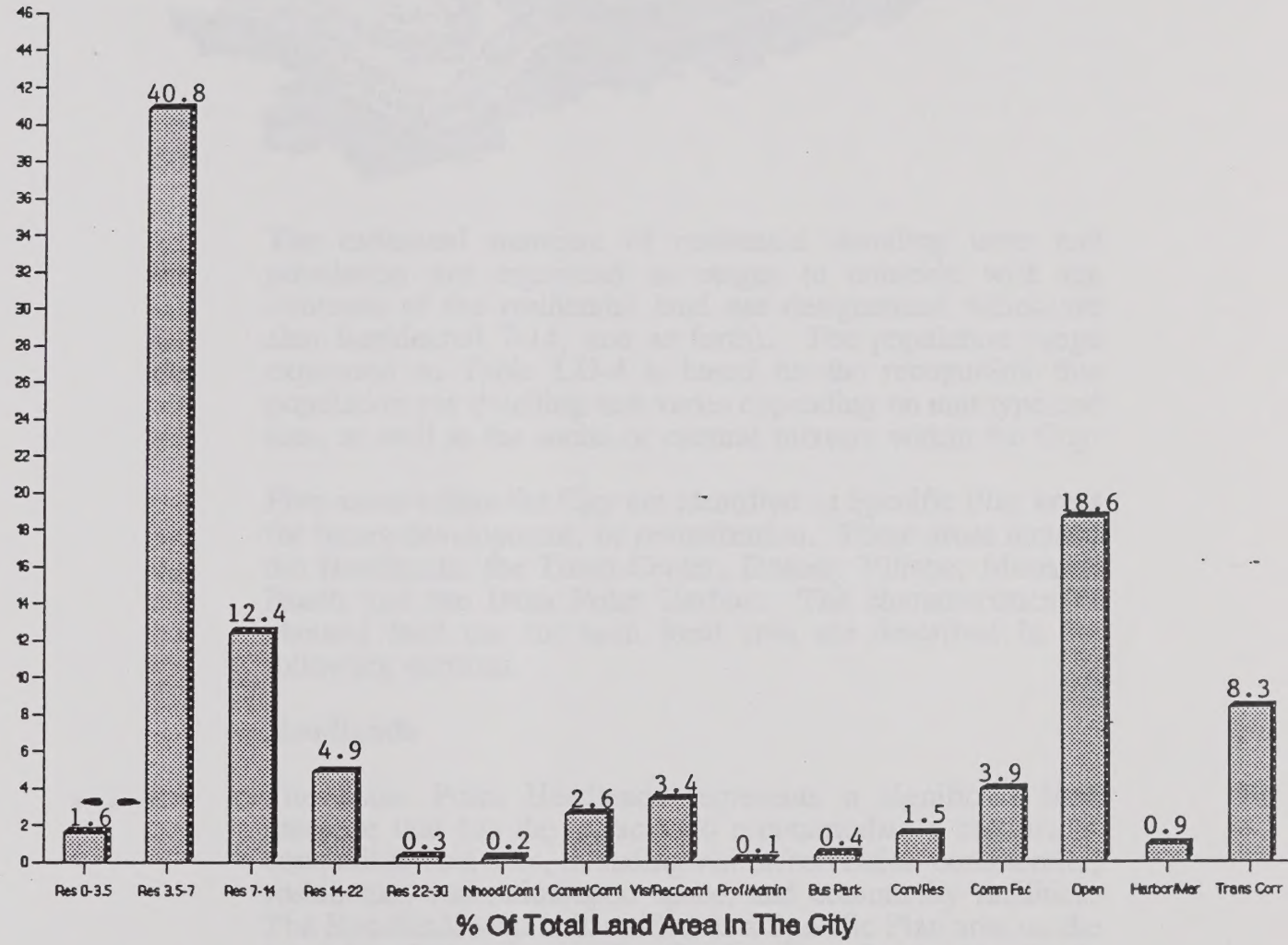
(a) For purposes of establishing density/intensity by land use category, the gross acreage for residential and non-residential land uses is converted to net acreage by 20% to account for the land area devoted to roadways.

(b) Estimated dwelling units are expressed as a range. Dwelling units for residential categories are based on the standard density described in Table LU-3, (dwelling unit per net acre) for each category of residential use and the cumulative total for this column is 15,919. The bottom end of the range is based on estimated development of 252 (or 5 du/ac) dwelling units in the Residential/Commercial category. The top end of the range is based on minor upward adjustments to the standard densities for Residential 3.5-7 and Residential 7-14.

(c) Population is based on Orange County Analysis Center OCP-88 2010 projections of 2.08 persons per dwelling unit for the bottom of the range and 2.38 persons per dwelling unit for the top of the range.

(d) Square footage for non-residential categories is based on the standard intensity (FAR) for uses represented.

Table LU-5
Planned Land Use Distribution by Percentage



The estimated numbers of residential dwelling units and population are expressed as ranges to coincide with the structure of the residential land use designations which are also Residential 7-14, and so forth). The population range expressed in Table LU-4 is based on the recognition that population per dwelling unit varies depending on unit type and size, as well as the social or cultural mixture within the City.

Five areas within the City are identified as Specific Plan areas for future development, or revitalization. These areas include the Headlands, the Town Center, Doheny Village, Monarch Beach and the Dana Point Harbor. The characteristics of planned land use for each focal area are described in the following sections.

Headlands

The Dana Point Headlands represents a significant land resource that has the capacity to accommodate a mixture of compatible land uses, including visitor/recreation commercial, residential, recreation/open space, and community facilities. The Headlands area is identified as a Specific Plan area on the Land Use Policy Map. The Specific Plan for the Headlands will be prepared before development occurs and that plan will implement General Plan policy by establishing development standards, precise locations for land uses and facilities, locations for streets, standards for residential density and non-

residential intensity, and standards for the use and conservation of natural resources.

Identification of the percentage mixture of planned land use is designed to provide both the City and property owner with the flexibility needed to allow consideration of alternative development designs. Any alternative designs must generally meet the basic land use percentage descriptions contained in this element and noted on the Land Use Policy Map. Any development design for the Headlands must include open space linkages connecting on- and off-site open space areas, and any land area designated specifically as Community Facility will result in a corresponding reduction of land area designated as either Visitor/Recreation Commercial or Residential 3.5-14, or both. The Land Use Element can be amended when a Specific Plan is prepared for the property.

The Headlands also includes two small areas of existing residential development. The westerly area consists of multi-family units in buildings on adjacent, but separate lots. Although the actual density of development for this westerly area varies from lot to lot, the overall designation is Residential 22-30. The southerly residential area consists of single family detached houses on separate lots with a designation of Residential 7-14. The level of development for each of these areas is based on their respective Land Use Element designations, but where the existing level of development exceeds the designation, the existing level of development can be maintained or reconstructed in the event of loss due to natural hazards or accident.

Figure LU-6
Headlands

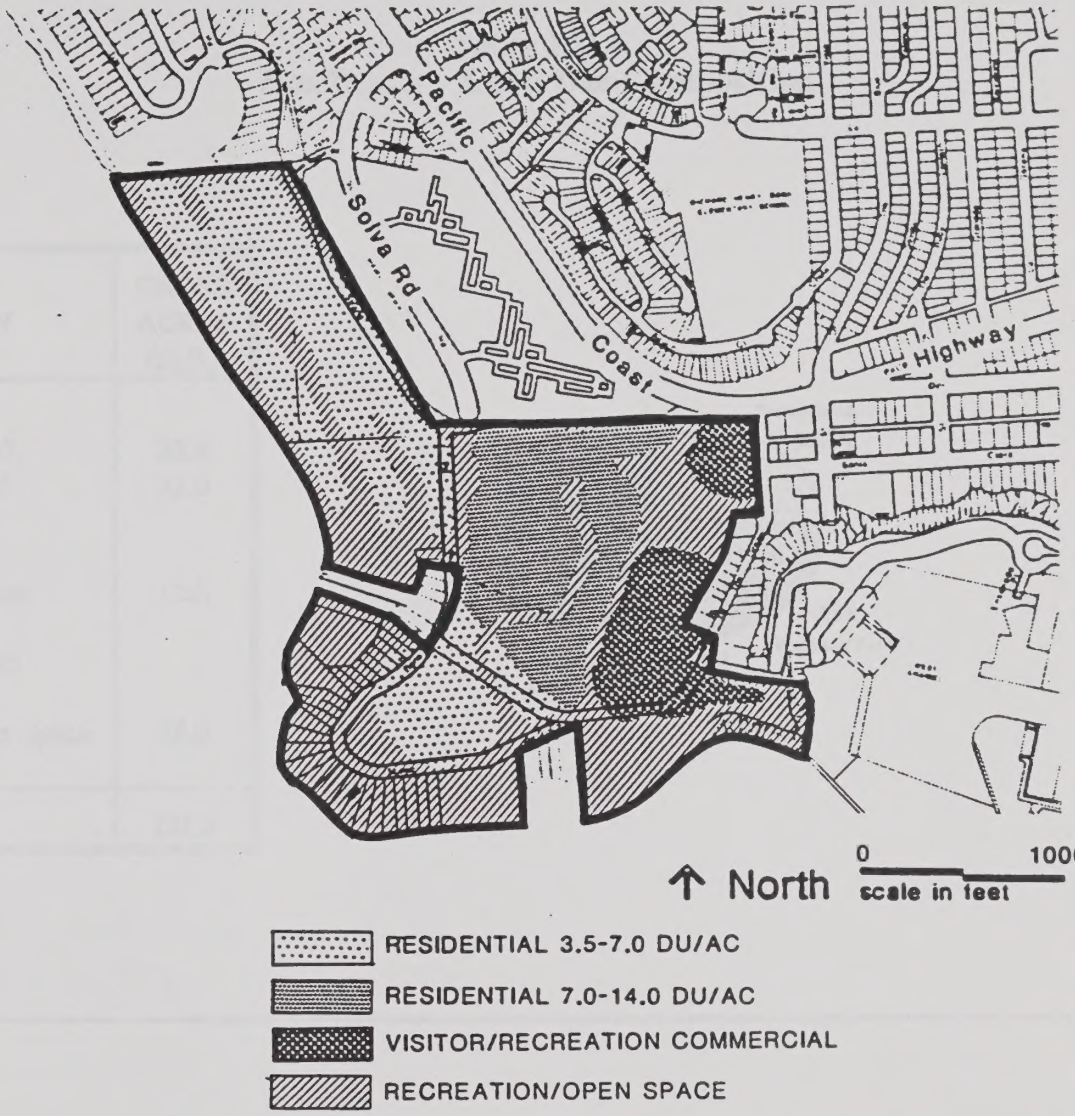
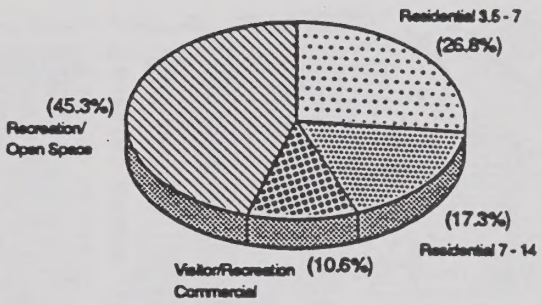


Table LU-6 describes the general percentages of the land use types for the Headlands property as 45.3 for percent Recreation/Open Space, 26.8 percent for Residential 3.5-7, 17.3 percent for Residential 7-14, and 10.6 percent for Visitor/Recreation Commercial.

Table LU-6
Headlands - Land Use Composition

LAND USE DESIGNATION	GROSS ACRES (a),(b)
Residential	
Residential 3.5-7	32.5
Residential 7-14	21.0
Commercial	
Visitor/Recreation	12.8
Community and Other	
Recreation/Open Space	55.0
TOTAL	121.3



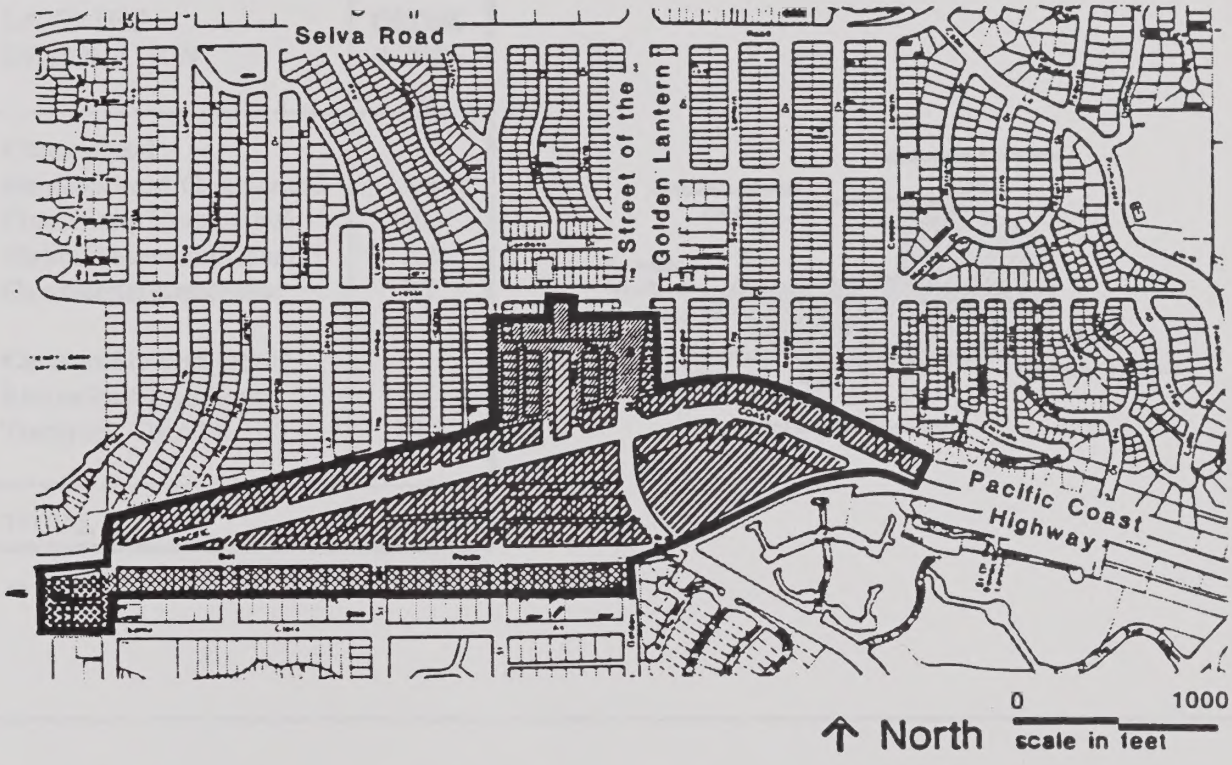
(a) For purposes of establishing intensity by land use category, the gross acreage for non-residential land uses is converted to net acreage through a reduction of the gross acreage by 20% to account for land area devoted to roadways.

(b) The Dana Point Headlands Specific Plan Area is calculated at net acreage, which may change given the true amount of net acreage. The Residential 3.5-7 and Residential 7-14 areas may be adjusted upward, but will still fall within the top end of the range indicated.

Town Center

The Dana Point Town Center is a primary business district within the City which serves both visitors and residents. Revitalization and economic development of the Town Center are intended to create a compact pedestrian-oriented, "small town" atmosphere within Dana Point's central business district. The Urban Design Element of the General Plan describes design concepts useful in creating this desired atmosphere. The Land Use Policy Diagram for the Town Center is depicted in Figure LU-7 below and includes Community Commercial, Visitor/Recreation Commercial, Commercial/Residential, and Neighborhood Commercial designations.

Figure LU-7
Town Center

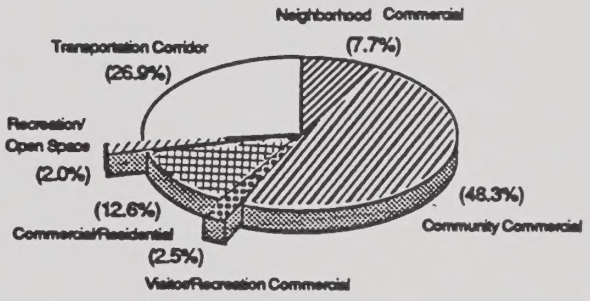


The Town Center is heavily impacted by vehicular traffic traveling along the Pacific Coast Highway/Del Prado couplet roadway system. The Circulation Element includes discussion of the dual goals of desired pedestrian orientation for the Town Center and acceptable levels of service for vehicular traffic on Pacific Coast Highway.

Table LU-7 below lists the acreages and percentages of land planned for each of the commercial land use designations mentioned above. The percentage distribution of those land uses is described below in Table LU-7.

Table LU-7
Town Center - Land Use Composition

LAND USE DESIGNATION	GROSS ACRES (a)
Commercial	
Neighborhood Commercial	5.3
Community Commercial	33.3
Visitor/Recreation/Comm'l	1.8
Commercial/Residential	8.7
Community and Other	
Recreation/Open Space	1.4
Transport. Corridor	18.5
TOTAL	69.0



(a) For purposes of establishing density/intensity by land use category, the gross acreage for residential and non-residential land uses is converted to net acreage through a reduction of the gross acreage by 20% to account for land area devoted to roadways.

Doheny Village

The Doheny Village is a significant entrance or "gateway" to the City which requires physical and economic revitalization to realize its potential as one of the City's two primary business districts. The good visibility and access of Doheny Village to the Interstate 5 Freeway are assets which support the investment of public and private funds to install infrastructure improvements and generally upgrade development in the area.

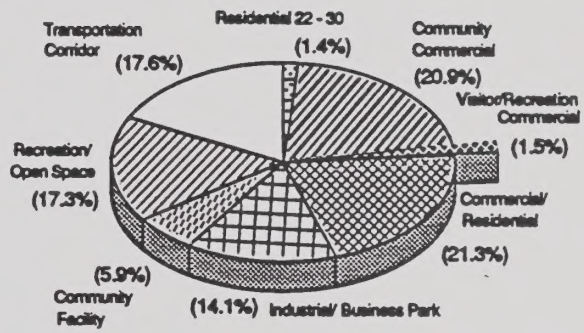
Planned land use for Doheny Village includes Community Commercial, Visitor/Recreation Commercial, Commercial/ Residential, Industrial/Business Park, Residential 22-30, Community Facility, and Recreation/Open Space. Figure LU-8 identifies the locations of these land uses, while the Urban Design Element provides an urban design plan which will unify the diverse land uses of the Village.

Figure LU-8
Doheny Village

Of the five Specific Plan areas, Doheny Village offers the greatest variety of land uses. This variety suggests a self-contained or independent nature for the Village. That self-contained character is strengthened by the balance of residential, non-residential and community land uses. This variety and balance offers potential for creative private and public redevelopment efforts, including the creation of open space linkages to and along the east banks of San Juan Creek. The mixture of land uses is listed in Table LU-8 below.

Table LU-8
Doheny Village - Land Use Composition

LAND USE DESIGNATION	GROSS ACRES (a)
Residential	
Residential 22-30	1.9
Commercial	
Community Commercial	29.1
Visitor/Recreation/ Commercial	2.1
Commercial/Residential	29.7
Industrial	
Industrial/Business Park	19.7
Community and Other	
Community Facility	8.3
Recreation/Open Space	24.1
Transport. Corridor	34.6
TOTAL	149.5



(a) For purposes of establishing density/intensity by land use category, the gross acreage for residential and non-residential land uses is converted to net acreage through a reduction of the gross acreage by 20% to account for land area devoted to roadways.

Monarch Beach

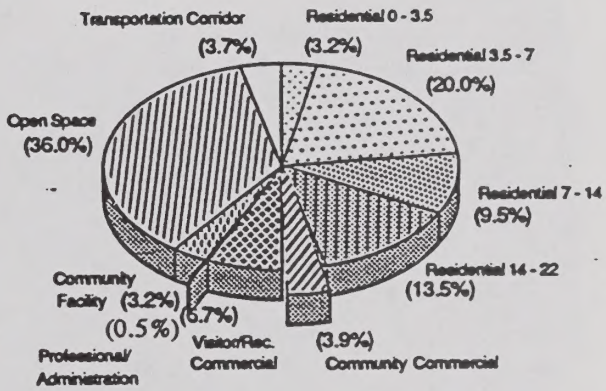
The Monarch Beach Specific Plan area is defined geographically by the Salt Creek Basin, a major drainage course lying between Crown Valley Parkway and Niguel Road. Relatively recent master planning and recent high quality construction established Monarch Beach as a planned recreation-oriented resort and residential area. Monarch Beach includes land planned for a mixture of Visitor/Recreation Commercial, Community Commercial, Recreation/Open Space and Residential development. The locations of these uses within the focus area are depicted in Figure LU-9.

Figure LU-9
Monarch Beach

The Monarch Beach Specific Plan area includes opportunities that are similar to the Headlands property in terms of the potential to support a major world-class resort development. The existence of the golf course (The Links at Monarch Beach) and suitable sites for resort development on its east and west sides, with views and access to the coastline represent important additions to resort activity presently provided by the Ritz Carlton Resort. Within the Monarch Beach focus area, these sites for resort development are designated as a Specific Plan area on the Land Use Policy Diagram. The mix of land uses within this subarea is listed below in Table LU-9.

Table LU-9
Monarch Beach - Land Use Composition

LAND USE DESIGNATION	GROSS ACRES (a)
Residential	
Residential 0-3.5	17.9
Residential 3.5-7	112.9
Residential 7-14	53.8
Residential 14-22	76.5
Commercial	
Community Commercial	21.9
Visitor/Recreation/Comm'l	38.9
Office	
Professional/Administration	1.3
Community and Other	
Community Facility	18.2
Open Space	203.5
Transport. Corridor	21.0
TOTAL	565.9

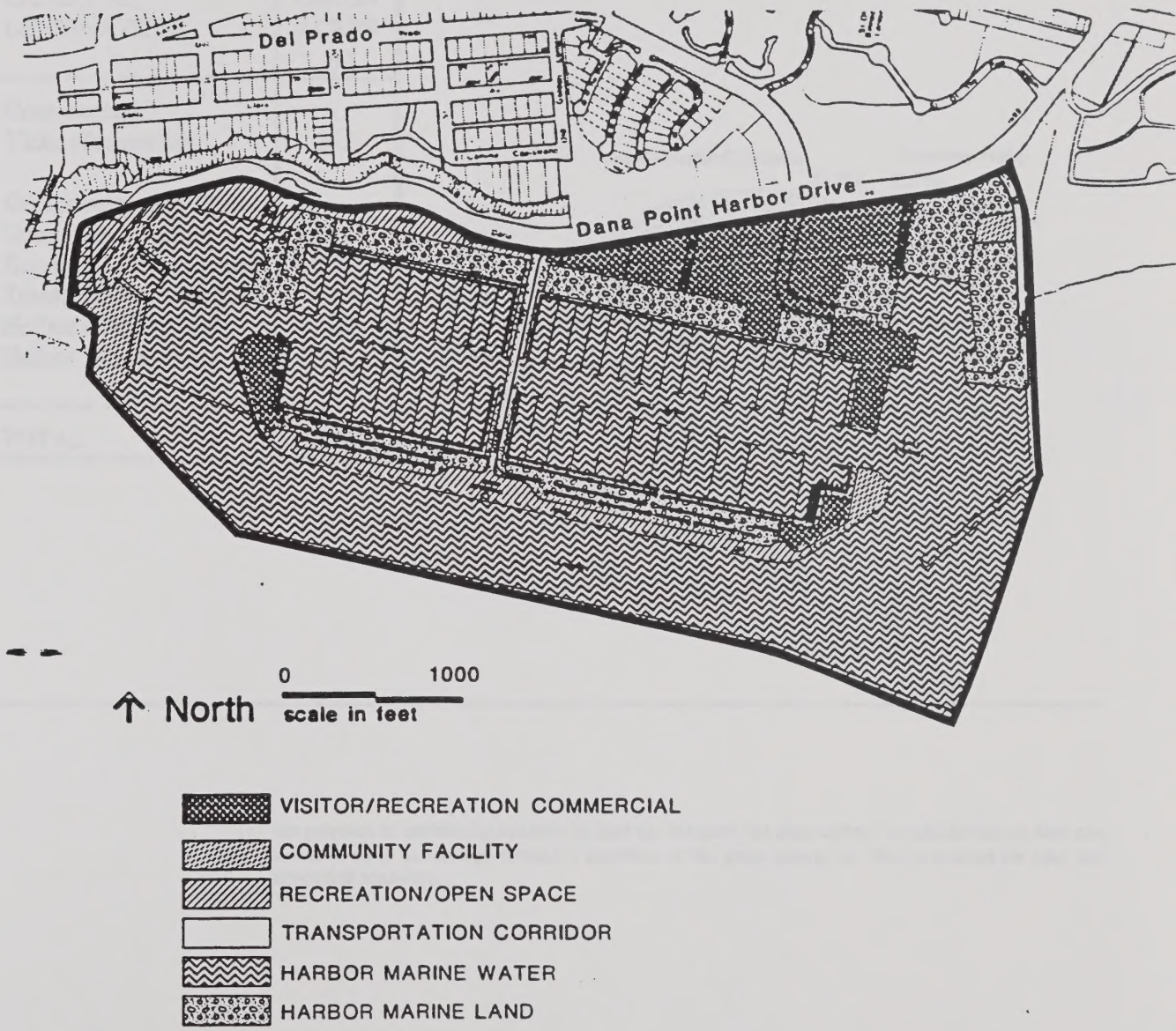


(a) For purposes of establishing density/intensity by land use category, the gross acreage for residential and non-residential land uses is converted to net acreage through a reduction of the gross acreage by 20% to account for land area devoted to roadways.

The Harbor

The City wishes to actively participate in the planning for the future of the Dana Point Harbor. Even though the County of Orange leases the Harbor from the State of California, the County controls Harbor design and development. The Harbor provides a unique blend of the natural and man-made waterfront setting which includes Visitor/Recreation Commercial, Community Facility, Recreation/Open Space, and Harbor Marine Land and Water uses. These are depicted in Figure LU-10 below.

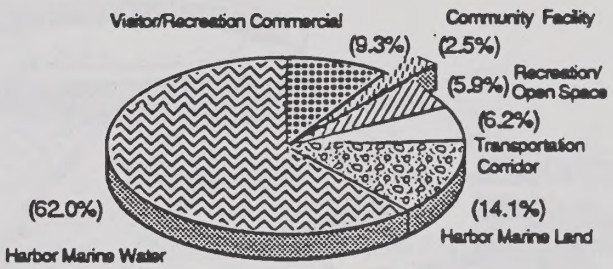
Figure LU-10
The Harbor



The positive integration of Dana Point Harbor with adjacent areas is described in the Urban Design Element. These integration efforts should be conducted in concert with County of Orange harbor development efforts. The general acreages and percentages of planned land uses for the Harbor area are listed in Table LU-10 below.

Table LU-10
Harbor - Land Use Composition

LAND USE DESIGNATION	GROSS ACRES (a)
Commercial	
Visitor/Recreation	26.3
Community and Other	
Community Facility	7.1
Recreation/Open Space	16.6
Transportation Corridor	17.6
Harbor Marine Land	38.1
Harbor Marine Water	174.9
TOTAL	280.6



(a) For purposes of establishing intensity by land use category, the gross acreage for non-residential land uses is converted to net acreage through a reduction of the gross acreage by 20% to account for land area devoted to roadways.

The Harbor shares a symbiotic economic and social relationship with the Town Center and the Headlands, which suggests that the physical linkages between these areas should be strengthened. These physical linkages include pedestrian and vehicular access between the areas, visual connections from overlooks of the Harbor, and strong entry points which distinguish the edges of the three related areas.

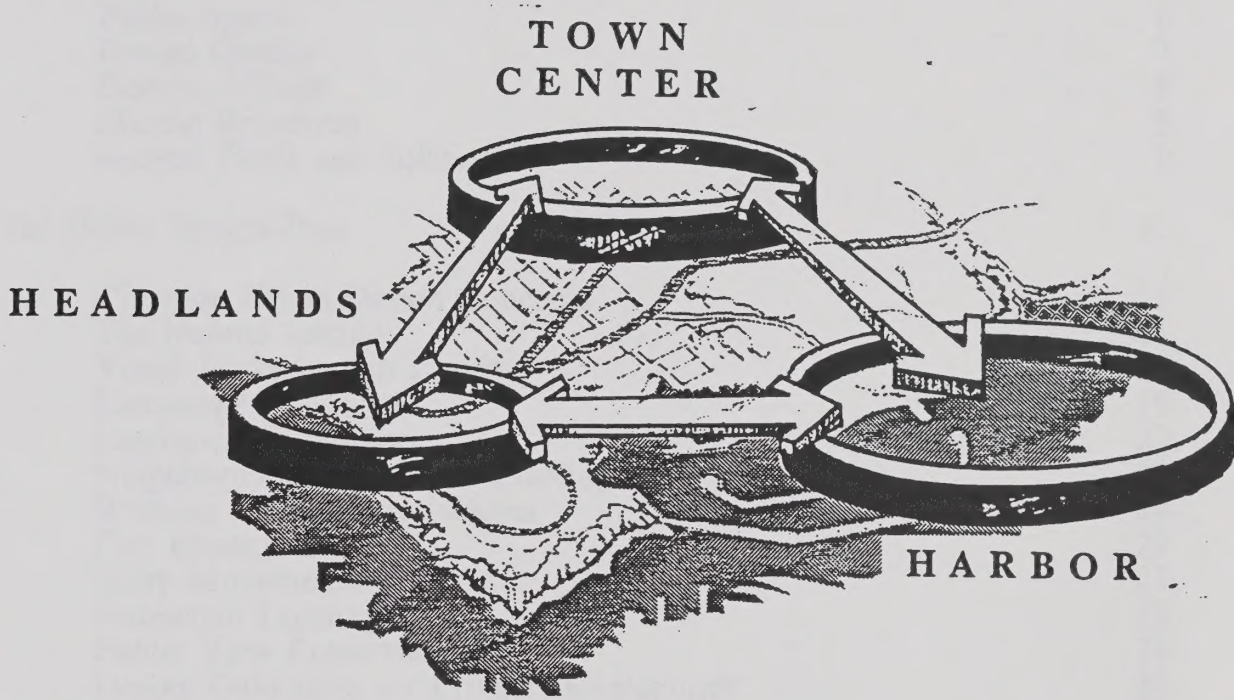


TABLE OF CONTENTS

Section	Page
Introduction to the Urban Design Element	1
Purpose of the Urban Design Element	1
Scope and Content of the Element	1
Element Organization	1
Design Guidelines	2
Urban Design Goals and Policies	3
Citywide Visual Linkages	3
The Communities of the City	4
The Dana Point Town Center	5
Public Spaces	6
Design Quality	7
Doheny Village	8
Marine Resources	8
Related Goals and Policies	9
The Urban Design Plan	11
Citywide Urban Design Concepts	11
The Natural Setting	11
Visual Linkages and Identity	17
Landscape Corridors	19
Landscape Focus Areas	22
Neighborhood Street Tree Planting	23
Walking and Biking Linkages	24
City Identity Graphics	27
Entry Monuments	27
Pedestrian Lighting	28
Public View Preservation	29
Design Guidelines for Private Development	30
Architectural and Landscape Character	31
Historic Preservation	33
Community Urban Design Concepts	34
Capistrano Beach	34
Dana Point	44
Monarch Beach	58
Appendix A. Dana Point Landscape Corridors	A-1

LIST OF TABLES

		Page
Table UD-1	Local Coastal Program Reference Matrix	9
Table UD-2	Urban Design Related Goals and Policies by Element	10

LIST OF FIGURES

Figure UD-1	Landscape Corridor	21
Figure UD-2	Existing and Proposed Open Space Walkway/ Bike/Trail Opportunities	26
Figure UD-3	Doheny Village Urban Design Framework	39
Figure UD-4	Dana Point Town Center	48
Figure UD-5	View of Dana Point Town Center with Build-out of Potential Development Opportunities	49

INTRODUCTION TO THE URBAN DESIGN ELEMENT

Urban Design is a process that builds on the foundation of the land use element. Urban Design focuses more precisely on the form and character of the natural and built environment; what we experience and how we feel about it. At its best, the process of Urban Design should persuade the City, private enterprise and the public to work together to create a community whose quality and living potential take full advantage of Dana Point's spectacular coastal setting, landscape, climate and cultural assets.

PURPOSE OF THE URBAN DESIGN ELEMENT

The Urban Design Element provides proposals and policies to improve the image, character and quality of life of the City. Although this element is not mandatory, urban design is important to the City because it relates directly to the physical form and character of development resulting from implementations of the Land Use, Circulation and Conservation/Open Space Elements.

SCOPE AND CONTENT OF THE ELEMENT

The Urban Design Element provides policies and design concepts for the preservation of the natural setting, public improvements, form and character of new private development, and focused plans for areas of the City in need of special design attention.

ELEMENT ORGANIZATION

The Element first presents Dana Point's important Urban Design issues, followed by broad Goals and definitive City Policies related to each issue. These are cross-referenced with relevant goals and policies of other General Plan Elements in Table UD-2.

The Urban Design Plan provides concepts to illustrate how the goals and policies may be implemented. The Plan is divided

into two sections, the first containing citywide Urban Design concepts. This is followed by design concepts for three specific areas of the City. Appendix A of the Urban Design Element provides standards for landscape corridors in Dana Point. Appendix B provides the selected tree species for the landscape corridors. Both Urban Design Element appendices are included in the General Plan Appendix.

DESIGN GUIDELINES

In addition to the Urban Design Element, Design Guidelines for the City contain specific design standards for public and private projects subject to discretionary design review. The Design Guidelines are adopted as a separate document from the General Plan. The Design Guidelines are to be used by property owners, developers, architects, landscape architects and designers in the planning of new projects and major renovations in the City. The Guidelines communicate the qualities and characteristics expected of development in the City. They are intended to promote higher quality design that is sensitive to Dana Point's natural setting, surrounding environment and community design goals. The Guidelines are used by City Council, Commissions, and City Staff as adopted criteria for the review of development proposals subject to discretionary design review.

into two sections, the first containing citywide Urban Design concepts. This is followed by design concepts for three specific areas of the City. Appendix A of the Urban Design Element provides standards for landscape corridors in Dana Point. Appendix B provides the selected tree species for the landscape corridors. Both Urban Design Element appendices are included in the General Plan Appendix.

DESIGN GUIDELINES

In addition to the Urban Design Element, Design Guidelines for the City contain specific design standards for public and private projects subject to discretionary design review. The Design Guidelines are adopted as a separate document from the General Plan. The Design Guidelines are to be used by property owners, developers, architects, landscape architects and designers in the planning of new projects and major renovations in the City. The Guidelines communicate the qualities and characteristics expected of development in the City. They are intended to promote higher quality design that is sensitive to Dana Point's natural setting, surrounding environment and community design goals. The Guidelines are used by City Council, Commissions, and City Staff as adopted criteria for the review of development proposals subject to discretionary design review.

URBAN DESIGN GOALS AND POLICIES

The goals and supporting policies relating to Urban Design establish the overall framework for the concepts discussed in the Urban Design Plan. These goals and policies address specific issues and opportunities that will enable the community to develop in accordance with highest design quality possible.

CITYWIDE VISUAL LINKAGES

Dana Point's public beaches, parks, coastal lookouts and scenic attractions form one of the most spectacular collections of public open space in Southern California. Most of the City's residential neighborhoods are of similar quality and character.

Dana Point's overall image needs to be brought up to the quality of its best parts. Clearer positive visual and circulation linkages between the City's resources are needed, especially along primary streets. This can be accomplished by focused landscape, graphic, lighting and public art improvements in high-visibility places.

GOAL 1: Create Citywide visual linkages and symbols to strengthen Dana Point's identity as a city.

Policy 1.1: Develop citywide linkages through landscaping and lighting along major street corridors. (Coastal Act/30251)

Policy 1.2: Improve the visual character of major street corridors.

Policy 1.3: Make focused improvements at major City entrance points such as landscaped open space and signage.

Policy 1.4: Preserve public views from streets and public places. (Coastal Act/30251)

Policy 1.5: Develop the Blufftop Trail from Monarch Beach to Doheny State Park.

Policy 1.6: Develop a citywide public signage system with identity and directional graphics to mark public places, recreational opportunities and principal attractions.

Policy 1.7: Initiate a program for public art.

THE COMMUNITIES OF THE CITY

The City's residential neighborhoods are, with few exceptions, stable and well-maintained. They offer a variety of dwelling types from modest, older single family dwellings and apartments to newer luxury custom homes and condominiums. Since the City developed as an incremental series of land subdivisions built over the years without an overall comprehensive plan, most residential neighborhoods are self-contained, with access to a major arterial street but without linkages to adjacent neighborhoods. This pattern reduces through traffic and provides quiet residential streets, but also lessens the sense of community felt Citywide.

In older neighborhoods of Capistrano Beach and "The Lanterns" residential area, the proper size, bulk and height of new infill development is an issue. Escalating land values have encouraged oversized houses and additions. The demolition of older, modest houses, and their replacement with large scale homes has, in some areas, created a discontinuous urban design. This is an issue in most older southern California residential areas, especially along the coastline.

GOAL 2: Preserve the individual positive character and identity of the City's communities.

Policy 2.1: Consider the distinct architectural and landscape character of each community.

Policy 2.2: Adopt development standards and design guidelines for commercial areas that reflect the individual character of each community.

Policy 2.3: Improve public places and recreational facilities as focus points for each community. (Coastal Act/30213)

Policy 2.4: Establish a program to preserve buildings and sites of historical and architectural significance.

Policy 2.5: Encourage neighborhood street landscaping programs to improve the quality of public spaces in residential areas.

THE DANA POINT TOWN CENTER

At the present time, the Town Center does not have an environment or image that draws residents or visitors, nor does the Town Center work well as a "shopping district" where businesses benefit each other from an overall collective strength. Instead, the Town Center functions and feels like a roadside or "strip commercial" environment with many small separate commercial buildings and shopping centers that are poorly linked. The Pacific Coast Highway - Del Prado couplet, accompanied by high traffic speeds, has contributed to this problem. The small parcel sizes, lack of consistent site design patterns, diversity of building types and setbacks, and barren quality of the streetscapes are intensify the problems. There are some examples, however, that provide potential ideas for the future. The Plaza works well as a focus and pleasant pedestrian space -more environments like this can be created in the Town Center. San Juan Avenue presents a significant opportunity to create this additional pedestrian focus.

The future of the traffic system will be fundamental to developing site planning and building design guidelines that integrate the area. A major investment in public amenities (street trees, wider sidewalks, parking and side street improvements) will be necessary to transform the area's image and create stronger linkages between the blocks.

GOAL 3: Improve the Town Center as one of the City's primary shopping districts with a small town "village" atmosphere.

Policy 3.1: Increase the Town Center's economic vitality and its contribution to the City's economic development goals.

Policy 3.2: Reduce the disruptive and negative impact of traffic movements and high traffic speeds in the Town Center.

Policy 3.3: Improve pedestrian opportunities and create an attractive pedestrian environment within the Town Center. (Coastal Act/30250)

Policy 3.4: Encourage mixed-use development in selected areas of the Town Center.

Policy 3.5: Develop a parking concept that emphasizes shared parking facilities.

Policy 3.6: Create safety buffers of street trees, planters and street furniture between pedestrian walks and the street along both Pacific Coast Highway and Del Prado. Provide widened sidewalks with a special Town Center streetscape design.

Policy 3.7: Develop pedestrian courtyards and other outdoor spaces with planting and street furniture.

Policy 3.8: Encourage pedestrian-oriented building frontages with shops opening to the public sidewalk, and encourage a minimum amount of retail uses on the first floor.

PUBLIC SPACES

A wide variety of recreational and scenic opportunities are available to the public along the City's 6-1/2-mile coastline. Except for a few key locations, public access to the water's edge is excellent. Public places on the coast include Doheny State Beach, Capistrano Beach Park, Dana Point Harbor, Dana Strand Beach and Salt Creek Beach Park.

A unique sequence of parks and lookouts on the coastal terrace above the water offer spectacular views of the ocean and Dana Point Headlands. Pines Park, Gazebo Park, Leyton Park, Lantern Bay Park, Heritage Park, Blue Lantern Overlook and Salt Creek Beach Park are an extraordinary collection of public viewing and recreational settings. The "Blufftop Trail" from the Headlands to Doheny State Beach is an excellent concept which appears to be successfully taking shape. Future development of remaining coastal sites, especially the Headlands, raises many issues of public access and presents opportunities for additional public open space.

GOAL 4: Maintain and enhance the City's public spaces and resources.

Policy 4.1: Create a new Civic Center as a focus point of the City.

Policy 4.2: Realize the opportunity for public open space throughout the City.

Policy 4.3: Develop stronger pedestrian, bicycle and visual linkages between public spaces. (Coastal Act/30210, 30212)

Policy 4.4: Encourage development of community cultural and recreational facilities. (Coastal Act/30213)

Policy 4.5: Protect existing public views to the ocean from Coast Highway and selected public sites along the Blufftop trail and Capistrano Beach bluffs through open space designations and innovative design techniques. (Coastal Act/30251)

DESIGN QUALITY

Dana Point's commercial districts need stronger design coordination, improved circulation linkages, enhanced outdoor pedestrian spaces and higher-quality architecture that creates more attractive settings for shopping, entertainment and public gathering.

GOAL 5: Achieve design excellence in site planning, architecture, landscape architecture and signage in new development and modifications to existing development.

Policy 5.1: Adopt comprehensive Design Guidelines for the review of all new non-residential and multi-family development in the City.

Policy 5.2: Encourage site and building design that takes advantage of the City's excellent climate to maximize indoor-outdoor spatial relationships. (Coastal Act/30250)

Policy 5.3: Encourage buildings and exterior spaces that are carefully-scaled to human size and pedestrian activity.

Policy 5.4: Encourage outdoor pedestrian spaces, sidewalks and usable open space in all new development.

Policy 5.5: Promote extensive landscaping in all new projects while emphasizing the use of drought-tolerant plant materials.

Policy 5.6: Encourage aesthetic roof treatment as an important architectural design feature.

DOHENY VILLAGE

Doheny Village has an excellent strategic location at the Interstate 5 entrance to Dana Point. Opportunities for commercial, office and light industrial businesses can help the City work toward its economic development goals. The self-contained mixed-use nature of the village, combining multi-family housing with small businesses, is also a unique quality that can attract future investment and improvements.

GOAL 6: Develop Doheny Village as a unified and improved neighborhood of retail shopping, light industrial, offices and multi-family components.

Policy 6.1: Improve Pacific Coast Highway and Doheny Park Road as aesthetic entrance boulevards to the City.

Policy 6.2: Unify new commercial development through design concepts for consistent building setbacks, landscaping architecture and signage.

Policy 6.3: Increase Doheny Village's economic vitality and its contribution to the City's economic development goals.

Policy 6.4: Reduce the disruptive and negative impact of traffic movements and high traffic speeds in the Doheny Village area.

Policy 6.5: Improve pedestrian opportunities and create an attractive pedestrian environment within Doheny Village. (Coastal Act/30250)

Policy 6.6: Encourage mixed-use development in selected areas of Doheny Village.

Policy 6.7: Develop a parking concept that emphasizes shared parking facilities.

MARINE RESOURCES

GOAL 7: Enhance the City's relationship to marine resources.

Policy 7.1: Develop design concepts to address marine and light industrial activities. (Coastal Act/30260)

Policy 7.2: Develop urban design guidelines for open space areas to ensure the protection and display of natural resources.

Policy 7.3: Encourage design concepts to incorporate the City's coastal influence into site and building design.

RELATED GOALS AND POLICIES

A number of policies included in the Urban Design Element represent coastal resources planning and management policies that are part of the City's Local Coastal Program (LCP). Table UD-1 identifies required components or issue areas of the LCP included in the Urban Design Element.

TABLE UD-1
URBAN DESIGN ELEMENT
LOCAL COASTAL PROGRAM REFERENCE MATRIX

Required Component/Issue Area (Coastal Act Section)			
*	Shoreline Access (30210-212.5)		Agriculture (30241-242)
*	Visitor Serving and Recreational Facilities (30213)		Soil Resources (30243)
	Water-Oriented Recreation (30220-224)		Archaeological/Paleontological Resources (30244)
	Water and Marine Resources (30230-232)	*	Locating and Planning New Development (30250, 252, 255)
	Diking, Filling and Dredging (30233)	*	Coastal Visual Resources (30251)
	Commercial Fishing and Recreational Boating (30234)		Hazard Areas (30253)
	Shoreline Structures/Flood Control (30235-236)		Public Works (30254)
	Environmentally Sensitive Habitat (30240)	*	Industrial Development and Energy Facilities (30260-264)
*	Indicates that the Coastal Act issue areas described in this table are included in the Urban Design Element.		

A number of goals and policies included in the elements support the goals and policies of the Urban Design Element. The supporting goals and policies are identified in Table UD-2.

TABLE UD-2
URBAN DESIGN RELATED
GOALS AND POLICIES BY ELEMENT

Urban Design Issue Area	Related Goals and Policies by Element								
	Land Use	Urban Design	Housing	Circulation	Noise	Public Safety	Conservation/ Open Space	Public Facilities and Growth Management	Economic Development
Citywide Visual Linkage	4.6, 5.4, 6.4, 7.2, 7.3					1.6, 1.7, 1.9, 1.10	8.3	5.10	7.3, 7.4
Communities of the City			2.1, 4.1					5.4-5.7, 5.9-5.12	
Town Center				1.12-1.16, 4.7, 5.1-5.3, 6.4	2.1, 2.2, 2.4, 2.5			5.9, 5.11	7.1-7.4
Public Spaces								5.4-5.7, 5.9-5.12, 7.1, 7.4, 8.3	
Design Quality									
Doheny Village				1.5, 1.6, 1.11-1.16, 4.7, 5.1-5.3, 6.4	2.1, 2.2, 2.4, 2.5				6.1, 6.2
Marine Resources						1.16, 1.19			

THE URBAN DESIGN PLAN

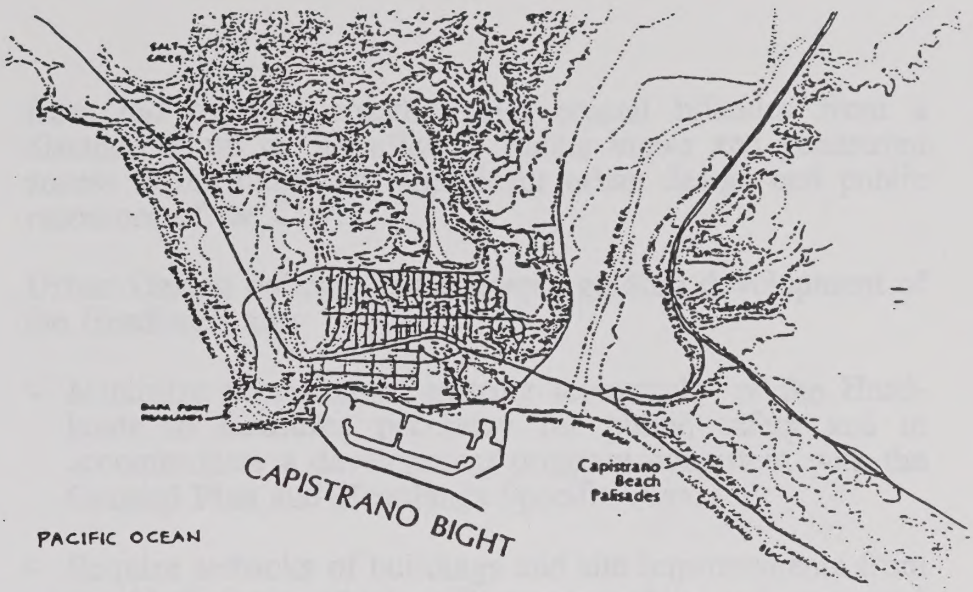
The Urban Design Plan consists of two major sections. The first section addresses City-wide Urban Design concepts. This includes the primary elements that contribute to the design character of the City as a whole. The second section focuses on community design concepts for the Capistrano Beach, Dana Point, and Monarch Beach portions of the City. The Urban Design Plan concepts illustrate how the goals and policies can be applied to specific areas of the City. The figures and illustrations are indicative of concepts only, and are not intended (or interpreted) to establish a specific standard or requirement.

CITYWIDE URBAN DESIGN CONCEPTS

The Natural Setting

Dana Point's spectacular natural setting forms one of the most memorable arrangements of sea and landform in Southern California. Its geographical location is marked by the "Headlands" and coastal bluffs. The Headlands is one of the most prominent features of the Southern California coastline between Point Loma and the Palos Verdes Peninsula. The City's favorable southwestern aspect orients toward Capistrano Bight, a subtle bend in the coastline which defines a shallow bay between Dana Point and San Mateo Point to the south. Santa Catalina Island is prominent as a scenic landmark visible on the open ocean to the west.

Dana Point and its southern neighbor of San Clemente both derive their community identities from their coastal locations, although each City's development history has interpreted the coastal setting in different ways. Dana Point, from its early history as the harbor for Mission San Juan Capistrano and visit by Richard Henry Dana, has emphasized its maritime identity as a place to engage the sea.



Dana Point Natural Setting

Elements of the Natural Setting:

The Dana Point Headlands and Bluffs

The landforms of the Headlands and coastal bluffs are the most prominent natural features of the City. They are visible

from the region's coastline and coastal hillsides from a distance of up to 30 miles. Public views and pedestrian access to the bluffs are significant urban design and public resources of the City.

Urban Design policies and concepts guiding development of the Headlands are:

- Minimize alteration of existing topography of the Headlands to measures necessary for public safety and to accommodate a development program consistent with the General Plan and Headlands Specific Plan.

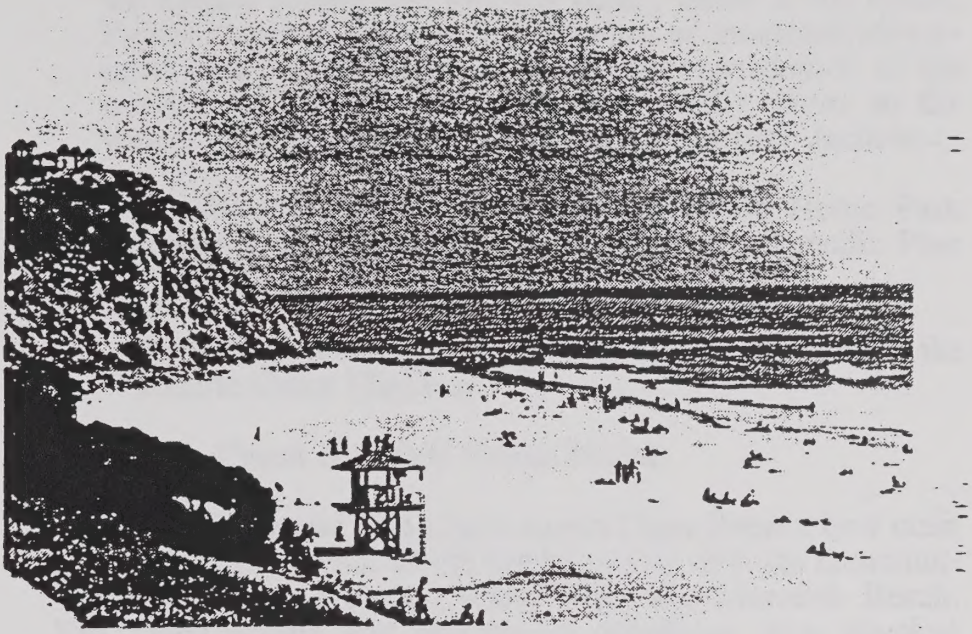
- Require setbacks of buildings and site improvements from the bluff faces which will assure public and structural safety, consistent with detailed geotechnical report recommendations.

- Encourage building forms that maintain a low profile and are visually integrated with the landforms.

- The significance of and treatment of existing ridges, knolls, canyons and vegetation on the Headlands and bluffs should be determined in the Headlands Specific Plan, EIR, and Resource Management Plan documents.

- Require all private development and public improvement proposals which have potential to impact public views of the Headlands and bluffs to submit detailed studies of view impacts. All development along the City's coastline, as well as several locations in the Dana Point Town Center and Monarch Beach areas, have potential to affect public views of the Headlands and bluffs.

The Beaches



Salt Creek Beach

Dana Point's coastline is unique in the diversity of its beaches. Capistrano Beach, Doheny State Beach, Dana Strand Beach and Salt Creek Beach each have a distinct character formed by surf conditions, orientation, views, landform background and access pattern. Capistrano Beach, Doheny State Beach and Salt Creek Beach are all publicly owned facilities operated by State or County agencies. Dana Strand Beach is a privately owned property. Most of the beaches enjoy wide strands that provide excellent public access along the water's edge. Urban design policies and concepts guiding development along the beachfront are:

- Require future built improvements adjacent to the beaches to consider the natural topography of the coastal terraces, embankments and bluffs as an integral part of the beachfront natural and visual setting. Development should protect existing natural features and be carefully integrated with landforms, emphasizing low profile building forms, retaining walls and other improvements that do not detract from the natural setting of the beach.

- Some older insensitive beachfront development has marred the natural setting and blocked public views to the ocean. Future improvements or modification of previously-developed sites should strive to restore the appearance of the natural setting and open additional public views to the water. Opportunities to restore the appearance include:

  Sensitive development of the old Mobile Home Park above Dana Strand Beach according to a Specific Plan for the Dana Point Headlands.

  Encourage opening selective views to the ocean from the Pacific Coast Highway.

San Juan Creek and Salt Creek Basins

San Juan Creek and Salt Creek divide Dana Point's land mass into three components which nearly concur with the communities of Capistrano Beach, Dana Point and Monarch Beach. The creek basins and intervening ridgelines give physical definition to the communities. The creek basins form visual corridors to and from the inland landscape of hillsides and ridges.

San Juan Creek's history is closely linked to Mission San Juan Capistrano. Historically, the creek provided irrigation for the farmland around the Mission and a trail to the small harbor. Although the flood control channel destroyed the natural appearance of the creekbed, the hiking/biking path to San Juan Capistrano is an important recreational resource. Urban design policies and concepts guiding development near the creek basins are:

- Future development of the land between the San Juan Creek channel and Santa Fe tracks shall provide an open space corridor for hiking and biking along the east channel edge. The corridor should be landscaped primarily with native riparian vegetation.

- Salt Creek and its surrounding basin has retained its open space character by location of The Links at Monarch Beach and adjacent Salt Creek regional open space, hiking and biking trail. Site planning, architecture and landscaping for the proposed Monarch Beach Resort development should contribute to the open, spacious feel of the valley.

The Capistrano Beach Palisades

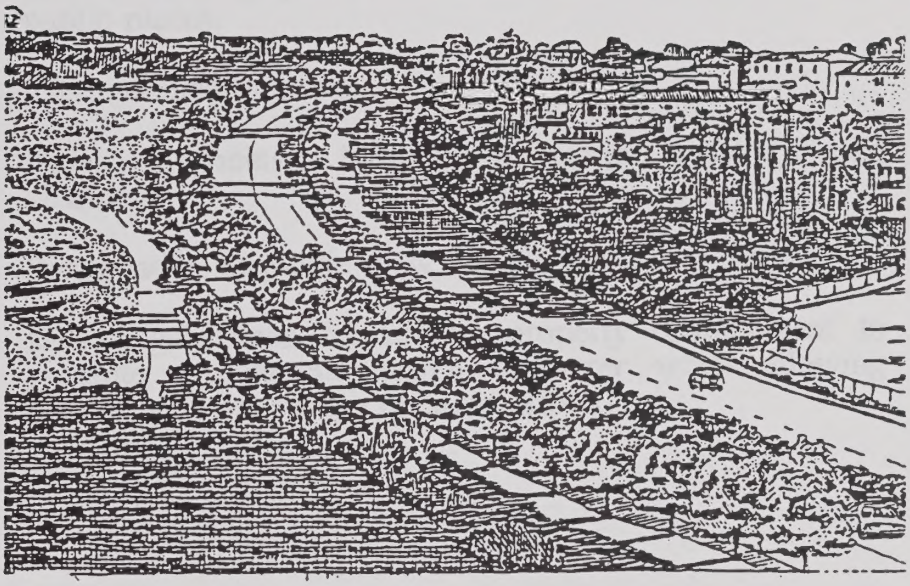
Most of Capistrano Beach lies on a coastal terrace rising to approximately 200 feet above sea level at the Interstate 5 Freeway. The bold line of cliffs (Palisades) along Pacific Coast Highway define the character of the beachfront and create exceptional views of the water from the residential neighborhoods on the terrace. Major issues in the area are erosion and stability of the bluffs, preservation of views of the bluffs from Pacific Coast Highway through the new developments on the inland side of the highway, and public views from the bluff top to the coast. Urban design policies and concepts guiding development along the Capistrano Beach Palisades are:

- New developments on the inland side of Pacific Coast Highway should preserve occasional open spaces to view the bluffs, avoiding a solid building line against the bluffs.

- There is potential for selective revegetation with native species on some of the bluffs and in the finger canyons along the Palisades. However, no further development or alteration of landforms should occur in the canyons.

Visual Linkages and Identity

Strengthen Dana Point's identity as a City by creating strong visual linkages with unifying design elements on major street corridors.



Potential visual linkage. Planting on The Pacific Coast Highway, Monarch Beach

Dana Point's image, character and identity are highly dependent upon the design quality of its streets. The City's streets are the most visible part of the public environment, experienced daily by all residents and visitors who move about the City. The street system provides public spaces for walking and biking, scenic opportunities, and visual-symbolic linkages between open spaces, public facilities, neighborhoods and shopping districts.

Many of Dana Point's streets offer spectacular panoramic views toward the ocean. These view opportunities form an important part of the City's coastal identity, and are important scenic resources to be preserved.

Improvement of the City's street character requires the implementation of several design related elements including:

- Street trees and landscape "focus areas" along important thoroughfares.
- Improved pedestrian and bicycle opportunities connecting public parks, recreational facilities, scenic attractions, schools, residential neighborhoods and commercial districts.
- City identity graphics with directional signage marking public places.
- City entrance markers.
- Pedestrian-oriented lighting in special locations and districts.
- Preservation of public view corridors.
- Design guidelines for private property development to promote a coherent design character while allowing flexibility to encourage creative efforts.

Landscape Corridors

Initiate a program of street tree planting.

Crown Valley Parkway

The importance of a comprehensive street landscape program to Dana Point's image increases with the City's build-out and resulting loss of natural open spaces to development. Street trees can play an important role in defining three-dimensional space in the City. The value of boulevard plantings, and groves of trees in parks and open spaces, is both psychological and physical. A high-quality landscape is usually associated with higher value communities and is seen as an indication of the quality of life and the value of real estate.

An ambitious street tree program, phased over a ten-year period, can provide visual structure and design continuity along the City's most visible public thoroughfares. Fortunately, Dana Point has examples of recently-planted streets that provide a model for the future. Recent improvements to the Street of the Golden Lantern, Crown Valley Parkway and Pacific Coast Highway northwest of the Street of the Blue Lantern, illustrate what can be accomplished citywide.

Appendix "A," "Dana Point Landscape Corridors," gives an Inventory of the City's major street corridors with Recommended Improvements. The Recommended Improvements are

categorized according to the different arrangements of street, sidewalk and landscape edges in the City.

Appendix "B", developed in conjunction with the Design Guidelines, provides selected tree species for the City's designated Landscape Corridors, and general recommendations for other streets in the City. Both appendices to this Element are contained in the General Plan Appendix.

Implementation of the street tree program will require site specific surveys of existing right-of-way conditions, utility locations and preparation of detailed planting plans for each street segment to be completed. Recommended improvements on Pacific Coast Highway will require cooperation and approval of CALTRANS.

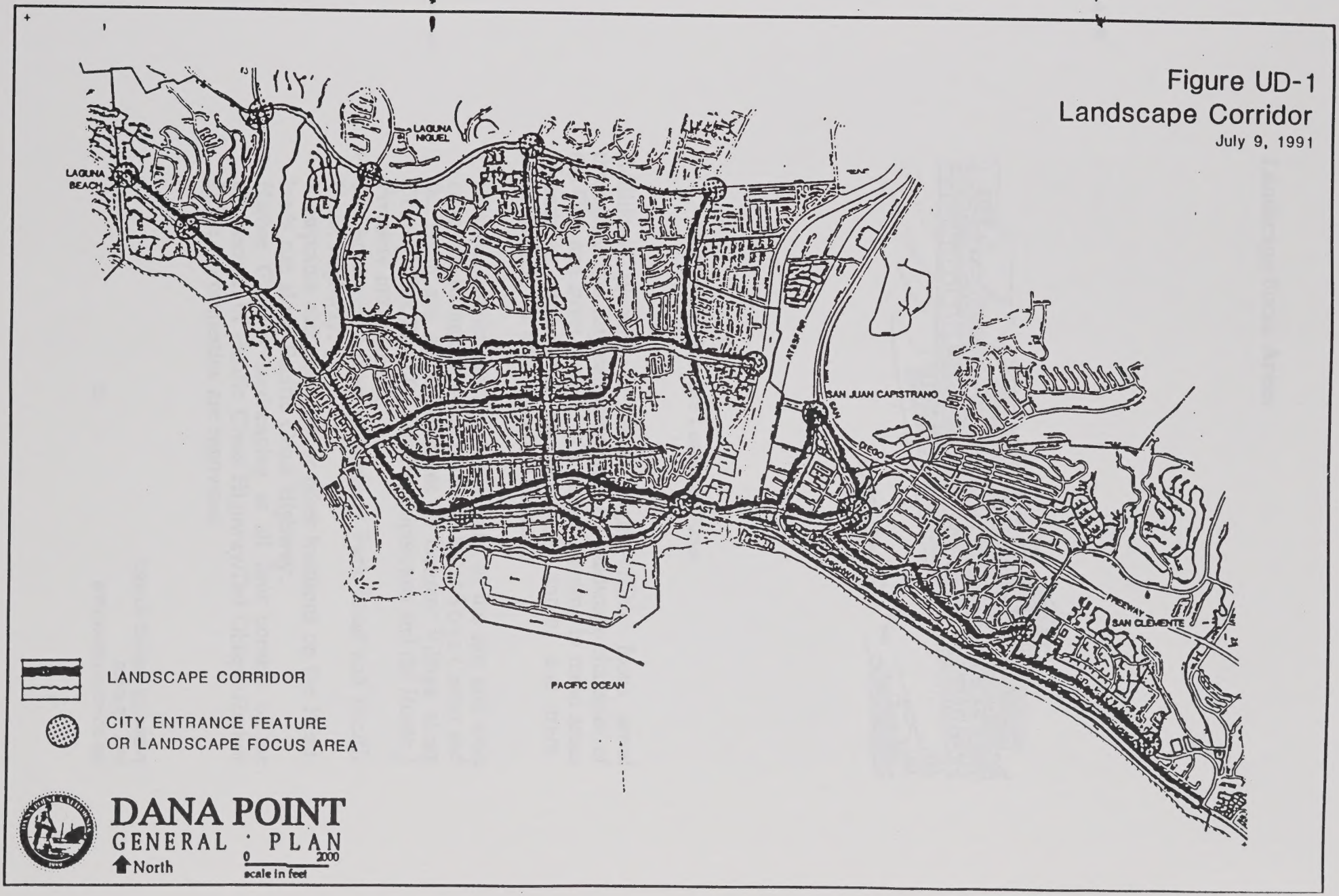
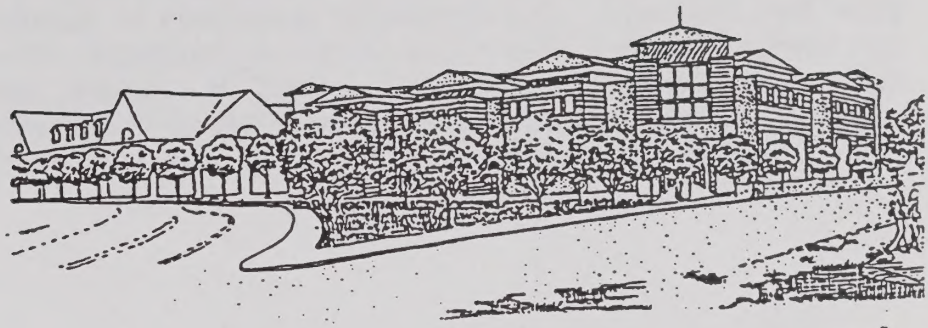


Figure UD-1
Landscape Corridor
July 9, 1991
LAGUNA BEACH
LAGUNA NIGUEL
SAN JUAN CAPISTRANO
PACIFIC OCEAN
SAN CLEMENTE
LANDSCAPE CORRIDOR
CITY ENTRANCE FEATURE
OR LANDSCAPE FOCUS AREA
DANA POINT
GENERAL PLAN
North
0
2000
scale in feet

Landscape Focus Areas



East Couplet Entrance Landscape Focus

Additional planting in small, highly-visible focus areas throughout the City can strengthen the landscape character of the City and street system. Clustered planting in these areas present an opportunity for flowering shrubs and trees. Opportunities for such plantings include:

- Business district gateway landscaping at the east and west entrances to the couplet at the Dana Point Town Center and the north and south entrances to Doheny Village along Doheny Park Road (at Camino Capistrano and the Route 1 Freeway interchange).
- The northwest corner of Doheny Park Road and Pacific Coast Highway.
- Viewpoints and gateways or other locations on the Headlands site along Pacific Coast Highway.
- Harbor Gateway landscaping at all four corners of the intersection of Pacific Coast Highway/Del Obispo-Harbor Drive, as properties are renovated.

- Selected locations on the scarred hillside edges along the north side of Pacific Coast Highway, between the Street of the Crystal Lantern and the Street of the Copper Lantern.

Neighborhood Street Tree Planting

Local neighborhood street tree planting organized by property owners and homeowners' associations is encouraged throughout the City as a means of improving the quality of residential neighborhoods. The City will work with organized groups to assist with technical advice and the issuance of permits for right-of-way planting. The funding of improvements and maintenance is the responsibility of homeowners or the homeowners' groups.

Las Palmas Neighborhood

Walking and Biking Linkages

Improve walking and biking opportunities between public parks, community facilities and scenic attractions throughout the City.

Heritage Park. Pedestrian and Biking Linkage to Doheny State Beach

Dana Point's parks, open spaces, beaches and scenic lookouts are among the finest in Southern California. They need to be more clearly linked, physically and perceptually, to encourage pedestrian and biking circulation, and less use of the automobile.

The Blufftop trail, which will eventually connect the Dana Point Headlands to Doheny State Beach, is an excellent example of the desired concept.

In addition to completion of the City's bikeway system, more pedestrian walks and trails need to be developed, and the pedestrian environment improved in key locations. Opportunities for pedestrian improvements include:

- Complete the trail from the Dana Point Headlands to Doheny State Beach, and extend the trail northward along Dana Strand Beach to Salt Creek Beach Park and the regional trail system along the Salt Creek Basin.

- Develop an open space corridor with landscape and recreational improvements along the east edge of the San Juan Creek Channel.

- Develop a special graphic signage system to locate and increase awareness of pedestrian and biking paths, including "scenic walks" and "scenic bike rides" throughout the City.

- Improve pedestrian opportunities throughout the City, by completing the "Landscape Corridors" program and adding special streetscape improvements to the Dana Point Town Center and Doheny Village districts.

Street trees, wide sidewalks, street furniture, pedestrian lighting, buildings and signage oriented to the sidewalk, and opportunities to stop at a park or other public place, are all essential to improve the City's pedestrian environment. Landscaping should be provided between the sidewalk and the roadway to protect pedestrians and buildings from traffic.

Figure UD-2
Existing and Proposed Open Space Walkway/Bike/Trail Opportunities
July 9, 1991

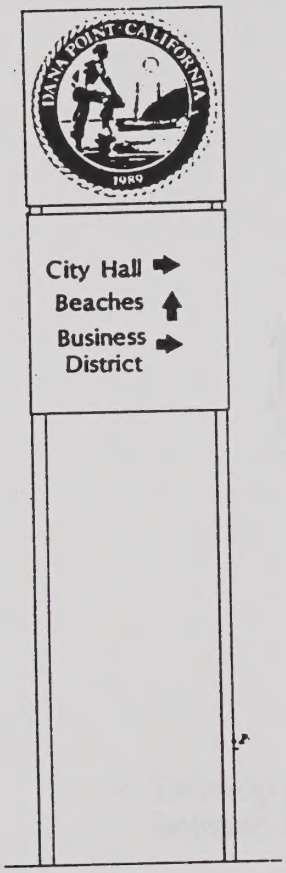
DANA POINT
GENERAL · PLAN

North

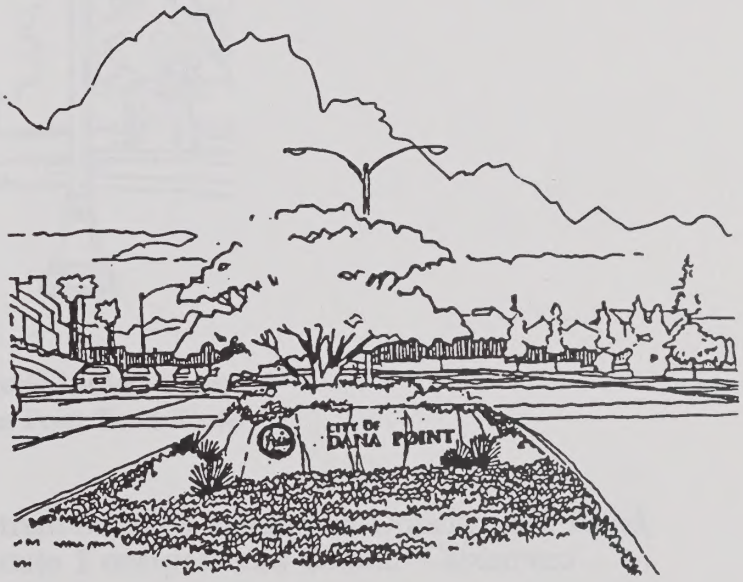
0 2000
scale in feet

City Identity Graphics

Develop a citywide identity graphics system to announce and mark the location of public buildings, parks, recreational opportunities, schools, scenic attractions, coastal access points, walking and biking paths, commercial districts, cultural facilities, artistic and historic enhancements, and public parking areas.



Identity Graphics



Entry Monuments

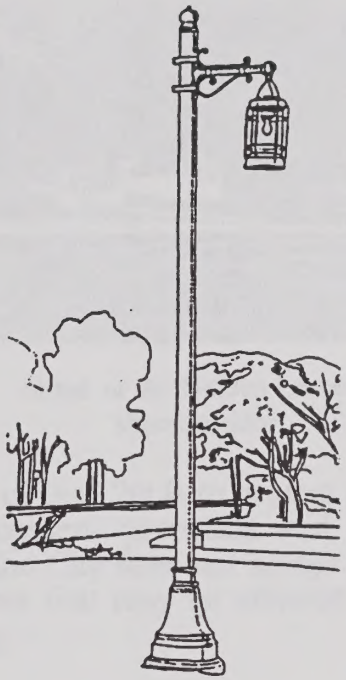
Entry Monuments

Place entry monuments at principal entrances to the City. Emphasize the City's coastal identity, bluffs and visual prominence of the bluffs in the design.

Pedestrian Lighting

Develop pedestrian-oriented lighting in special areas where pedestrian activity is to be focused.

- Use the historic Lanterns unit as the designated lighting fixture throughout the Town Center.



Historic Lantern Fixture
Dana Point Town Center

- Develop pedestrian-oriented lighting on Doheny Park Road, between the Route 1 overpass and Camino Capistrano.

- Emphasize pedestrian-oriented site lighting in private development as a means to highlight pedestrian spaces and circulation patterns. Reduce high-masted site and parking lot lighting that contribute to excessive ambient light in the City's night-time sky.

- Develop pedestrian-oriented lighting adjacent to schools, community facilities and other public places with regular or occasional evening use.

Public View Preservation

Preserve public views from streets and public spaces throughout the City, and open new views where opportunities exist.

Street of the Golden Lantern
View Corridor

The policy of the City is to protect public views when reviewing new development proposals and public improvement plans. However, the City does not accept responsibility for preserving private views that may be affected by private development or landscaping.

Salt Creek Beach Park

Design Guidelines for Private Development

Adopt Design Guidelines for private development that emphasize creating a high-quality street character, pedestrian orientation and continuity of design among adjacent developments.

Future development in Dana Point should place primary emphasis on the contribution it makes to the public environment of the City's streets and pedestrian environment. While internally-oriented site and building groups may be developed, this should not be at the expense of public street character.

Key design principles to improve the contribution of developments to public street character are:

- Orientation of principal building elevations toward public streets. Avoidance of blank walls, large parking lots and other elements void of pedestrian and visual interest along the street edge.

- Careful design of building forms as viewed from the street, with particular emphasis on creating building components scaled to human size.

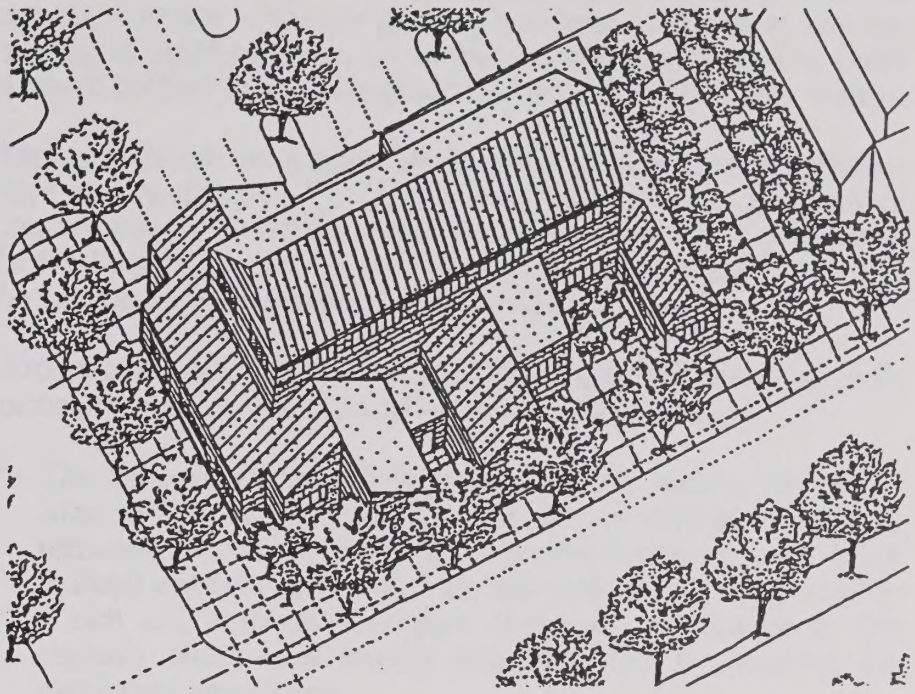
- Design of coordinated visual and circulation linkages between adjacent developments to create design continuity along public streets. Relationships can be drawn from similar building forms, heights, materials, landscape patterns and signage; connected walkways and driveways; and similar site plan arrangements.

- Emphasis on pedestrian orientation and pedestrian opportunities, through widened sidewalks and street-facing plazas, courtyards visible from the street, and richly-planted landscape focus points oriented to the street.

- Provide appropriate landscape buffer between street and pedestrians and building site.

- Provision of landscape buffers between streets and new developments.

Architectural and Landscape Character



Dana Point enjoys an architectural diversity which reflects the stylistic preferences and predominant building types which have evolved over its 75-year built history. The City's earliest buildings were simple vernacular fishing shacks and shelters built along the coastline. The earliest permanent buildings were residences designed in a variety of styles, including the Spanish Colonial Revival, which became popular in California during the 1920's.

The City's communities each share common design elements that provide a subtle continuity to their architecture and landscape:

Capistrano Beach has no single architectural style, but the dense plantings and residential scale of the neighborhood present an informal character that emphasizes buildings carefully set in the landscape. The area's most successfully designed commercial buildings, such as the Edgewater Inn on the Pacific Coast Highway, continue this residential, informal feel.

The Dana Point Town Center's recent effort to establish an architectural theme has brought some continuity to the area, but architectural style in itself is not enough to accomplish the

desired pedestrian orientation and "village" character. Design principles for the orientation of buildings to public sidewalks, provision of landscaped courtyards and other outdoor pedestrian spaces, removal of private parking lots from public view, and the scaling of building elements to human size are needed to build a more unified Town Center that attracts residents and visitors.

Monarch Beach has a more Mediterranean character of architecture and landscape. The area's spacious character and lack of mature vegetation make single building forms more prominent in the landscape. As the area's planting matures, the image will be increasingly dominated by vegetation.

Architecture in Dana Point should emphasize the following basic principles, regardless of location or building function:

- The integration of buildings and outdoor spaces for pedestrian activity is encouraged. The use of courtyards, patios, terraces, balconies, verandas, covered walkways and other defined outdoor spaces for human activity can help provide a rich architectural character that takes advantage of the region's climate, is energy efficient, and is designed for maximum human use.

- Architecture, landscape design and site planning should contribute to the quality and character of the City's streets and public spaces. Each development should be carefully designed to benefit the character of the surrounding neighborhood and form a complementary relationship to neighboring buildings.

- Buildings, planting and site design should promote pedestrian activity and pedestrian emphasis whenever an opportunity exists. Building frontages at the public sidewalk should be designed to maximize pedestrian emphasis and de-emphasize automobile orientation.

- Larger buildings should be designed to reduce their perceived height and bulk by dividing their mass into smaller parts carefully scaled to human size.

- Building forms and elevations should create interesting roof silhouettes, strong patterns of shade and shadow, and integral architectural detail.

- Building signage should be carefully integrated with the site design, architecture, and plantings.

Historic Preservation

Historic Residence in Santa Clara Neighborhood

Development of specific policies and programs to preserve historically and architecturally-significant sites is needed. The City's Historic Preservation program should contain the following procedural steps and elements:

- Adopt a City Historic Preservation Ordinance which establishes City programs for designation, preservation, review of proposed alterations or demolition on designated historic sites, and potential preservation incentives. The City may consider offering zoning and parking variances to make preservation feasible when other alternatives for the redevelopment or improvement of a property do not exist.

- Prepare a citywide Survey of Historic Resources to identify potentially-significant historic sites and districts. The Survey should prepare a listing of locally-significant historic resources for official designation by the City. Sites and districts with potential for State or National Register of Historic Places designation should also be identified, and nominations prepared where applicable.

Capistrano Beach

The Residential Neighborhoods of Capistrano Beach

Capistrano Beach Residence

The neighborhoods of Capistrano Beach are among Dana Point's oldest and most distinguished residential areas. Several houses with potential for historic designation, such as the Dolph Mansion in Dana Point and Doheny House, are located here. The mature vegetation and distinct street landscape throughout the area create a strong identity. Pines Park, as well as the smaller lookouts at Camino Estrella, Gazebo Park and Louise Leyton Park, provide exceptional ocean views and limited recreational opportunities. Palisades Drive, the neighborhood's only street connecting directly to Pacific Coast Highway, is one of the City's most dramatic visual sequences as it winds down the bluff edge to the beach below.

Urban Design Concepts:

- Preserve the scale and character of the existing residential neighborhoods.
- Maintain existing residential development standards for yard setbacks, minimum lot size and building height. Institute Discretionary Design Review for all multi-family residential development.
- Provide public street tree improvements along Camino Capistrano and Camino Estrella, and encourage neighborhood-organized landscape improvements on other streets.
- Encourage a new scenic lookout along Camino Capistrano, between Camino Estrella and the southern City limit at Del Gado Road.
- Provide additional landscape improvements on Palisade Drive between Gazebo Park and Pacific Coast Highway.
- Promote applicable portions of Calle Hermosa as a pedestrian-oriented mixed use district of small shops, professional services and upper level dwellings.
- Encourage property owners to consider funding pedestrian street light and street landscape improvements.
- Buildings in the district should emphasize pedestrian scale and sidewalk orientation in their street frontages.

Pines Park Capistrano Beach

Pacific Coast Highway in Capistrano Beach

The design character of Pacific Coast Highway is dominated by the continuous wide beachfront and line of coastal bluffs. Existing residences line the beachfront between Camino Capistrano and Palisade Drive. Most commercial development, primarily visitor-serving lodging, restaurants and small shops, is clustered between Palisade Drive and Doheny Park Road. Important Urban Design issues are the scale and character of new commercial development in the area, and completion of pedestrian and bike paths along and across Pacific Coast Highway. Urban design policies for improvements along Pacific Coast Highway are:

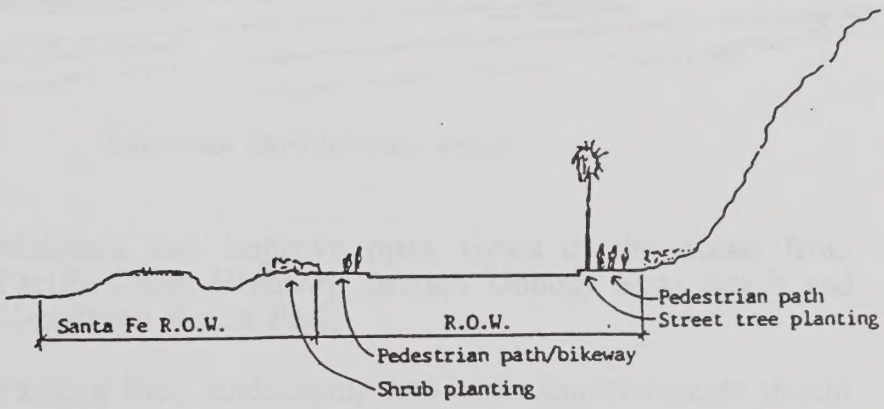
- Complete pedestrian and bikeway improvements between Camino Capistrano and Doheny Park Road.

  Provide walking paths on both sides of the highway and a bikeway on the west side.

- Provide landscape improvements on both sides of the highway.

  East side: Street trees

  West side: Color shrubs in groupings, between the walking path and Santa Fe tracks.



Pacific Coast Highway at Capistrano Beach

- For all commercial and multi-family development on Pacific Coast Highway, adopt strong design guidelines that reflect Capistrano Beach's architectural traditions and community character.

  Fully-landscaped building setbacks of 20 feet from the front property line.

  Larger building masses divided into smaller-scale components. Gabled and pitched roof forms with varying heights and ridge lines.

  Signage integrated with architecture, with wall signs preferred over free standing signs.

Edgewater Inn-Capistrano Beach

- Maintain and improve open views of the ocean from Pacific Coast Highway through Doheny State Beach and Capistrano Beach Park.

  Parking lots, landscaping and other improvements should be designed and maintained to maximize coastal view opportunities.

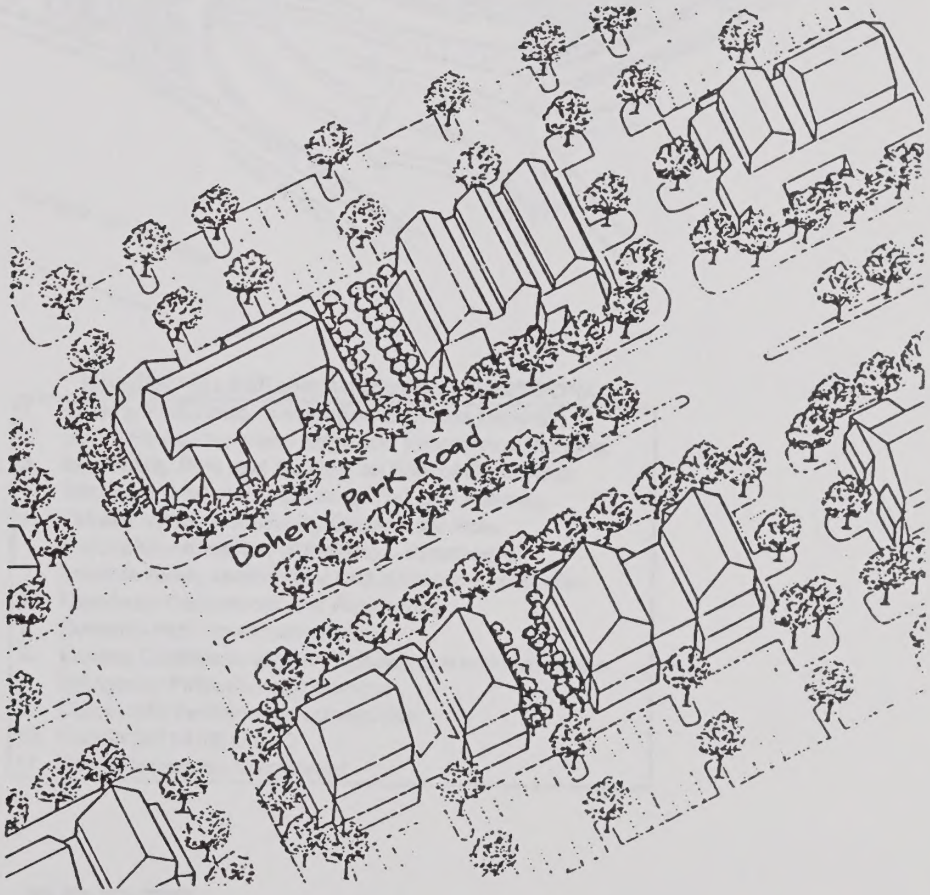
  Future improvements on the public beach sites should not block ocean views from Pacific Coast Highway.

Doheny Village

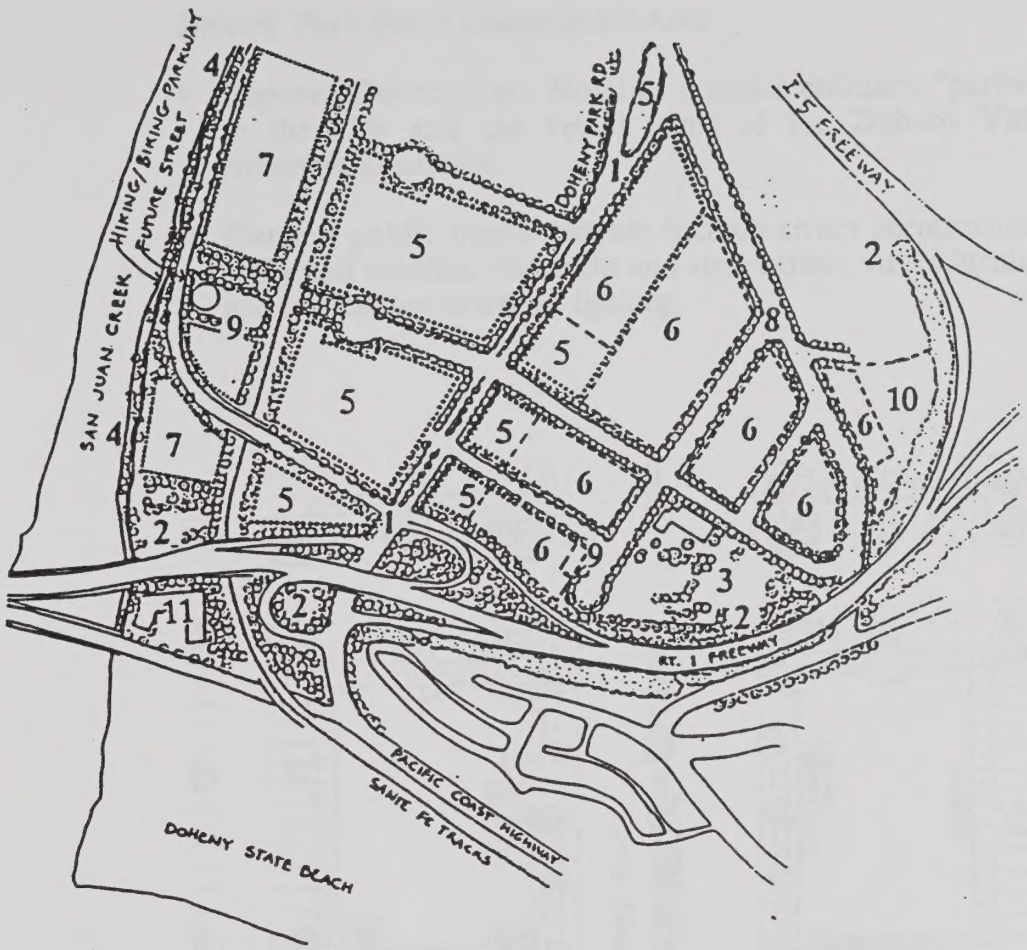
Doheny Village lies at the edge of the gateway to the City from the Interstate 5 Freeway. The district's assets are its close physical proximity to the beach, good freeway access and high visibility.

The mixed-use nature of Doheny Village is unique in the City. However, Doheny Village needs to develop a more unified character through streetscape improvements and more consistent architectural and landscape design. Opportunities exist to develop stronger pedestrian connections to the beach and the planned hiking/biking path along the edges of the San Juan Creek Channel. Urban design policies for development in Doheny Village are:

- Complete sidewalks and street trees on both sides of all streets throughout the Village.



Development Character Doheny Park Road



DOHENY VILLAGE URBAN DESIGN FRAMEWORK

1. Doheny Park Road Landscaped Entrance Parkway.
2. Rt. 1 Freeway Improved Edge and Interchange Planting.
3. Community Park and Building on School District Site.
4. San Juan Creek Hicking/Biking Trail and Parkway.
5. Doheny Village Community Commercial Area. Pedestrian orientation of buildings, streetscape improvements, architectural and landscape continuity.
6. Mixed-use Commercial and Residential.
7. Business Park development sites.
8. Camino Capistrano improved pedestrian and landscape linkages to Palisade neighborhood.
9. Community Facility development site.
10. Residential 14-22 DU/AC
11. Visitor/Recreation Commercial

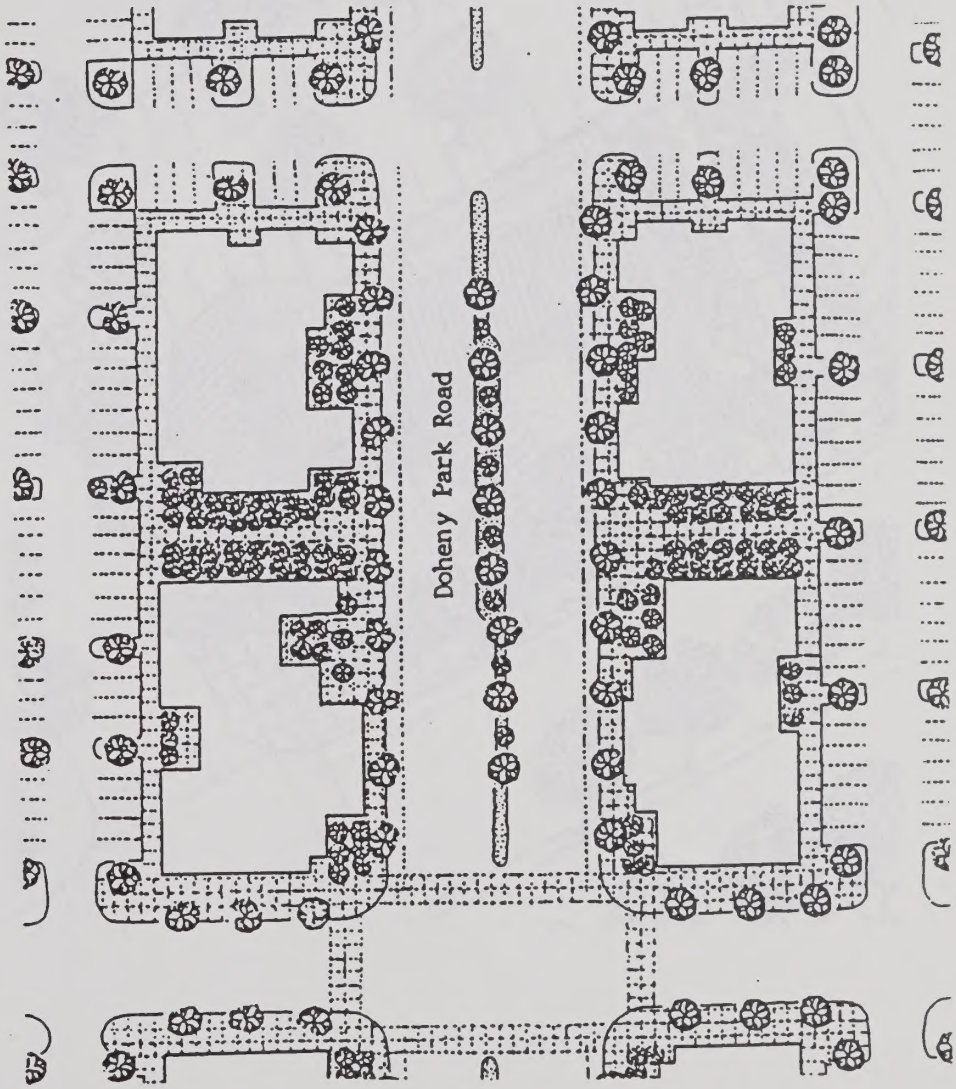
DANA POINT
GENERAL · PLAN
North

Figure UD-3
Doheny Village Urban Design Framework

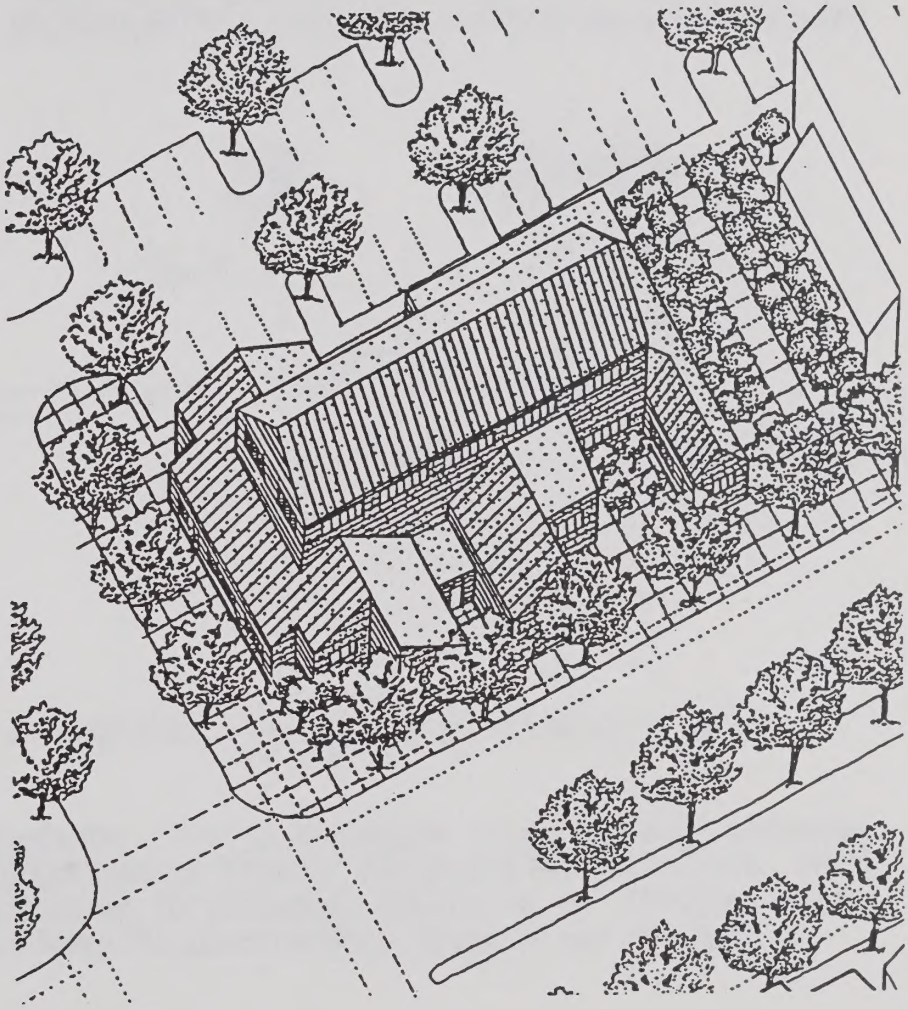
Doheny Park Road Commercial Area

- Improve Doheny Park Road as a major entrance "parkway" to the City and the visual focus of the Doheny Village commercial district.

  Planned public improvements include street reconstruction, a planted median, sidewalks and street trees, street furniture, and pedestrian-oriented lighting.



Regular tree planting is recommended with a single dominant tree species to help unify the district's character along public streets and in parking areas. This can be complemented with a variety of ornamental and canopy trees in yards and courtyards. Consider trees common in riparian areas to reflect the creekside setting of Doheny Village.

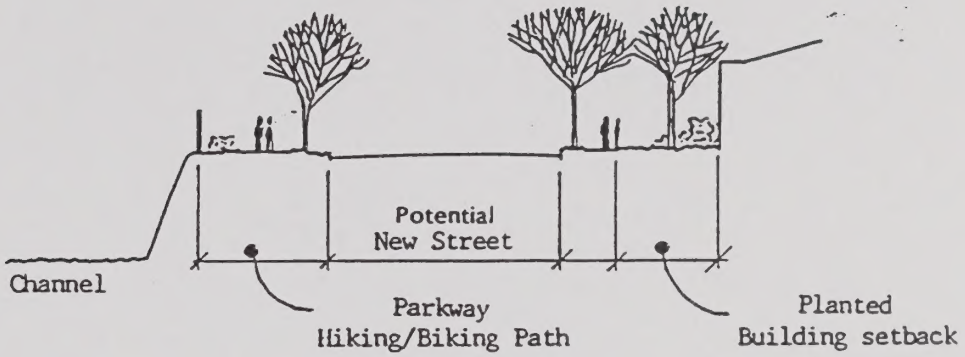


The San Juan Creek Industrial-Business Area

- Develop the properties between San Juan Creek and the Atchison, Topeka and Santa Fe tracks as a landscaped business park for marine oriented commercial services, light industry, and research and development uses.

  New development should provide landscaped open space with dense canopy trees for visual screening of building roofs, parking and service areas.

  The parkway adjacent to San Juan Creek shall incorporate the hiking/biking path, native riparian vegetation and trees.



San Juan Creek Channel Hiking/Biking Path at Doheny Village

- Emphasize Victoria Boulevard as the primary pedestrian linkage between Doheny Village and San Juan Creek. Study alternatives for pedestrian crossing at the Atchison, Topeka and Santa Fe tracks (surface, subgrade and elevated).

East of Sepulveda

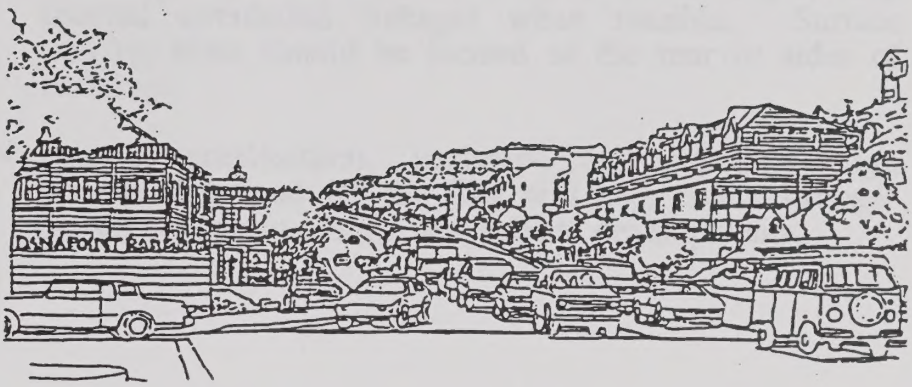
- Improve Doheny Village, east of Sepulveda, as a mixed use neighborhood of multi-family housing, small professional offices, small commercial businesses and studios.

  Consider the School District-owned site for public use as a neighborhood park and community building.

  Develop additional dense tree plantings along the Route 1 Freeway to improve the buffer between the Freeway and Doheny Village and create a more dramatic entrance sequence to the City. Add more plantings to all Freeway edges and interchange areas.

Dana Point

Pacific Coast Highway Corridor



Pacific Coast Highway

Pacific Coast Highway Corridor forms the eastern gateway to the Dana Point Town Center. The long uphill grade of Pacific Coast Highway is a dramatic entry to the Town Center, but the absence of a consistent street landscape and lack of design continuity among private developments communicate the image of a highway-oriented commercial strip. The objective for the area is to unify the public streetscape and private developments.

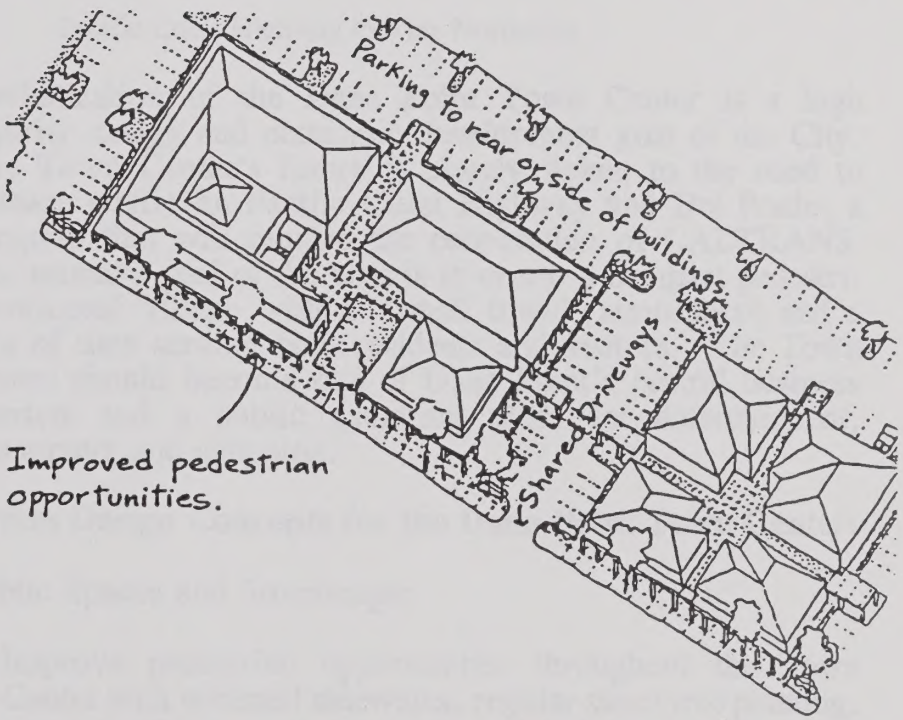
Urban Design Concepts for Pacific Coast Highway:

- Provide widened sidewalks and consistent street tree planting along the highway edges to unify the area's image and develop an improved environment for pedestrians.

- The Del Obispo Road-Pacific Coast Highway intersection is a visual focus of the area and entry to Dana Point Harbor. Future revitalization of the four corner properties should dedicate public easements at each corner for public landscape features that distinguish the intersection.

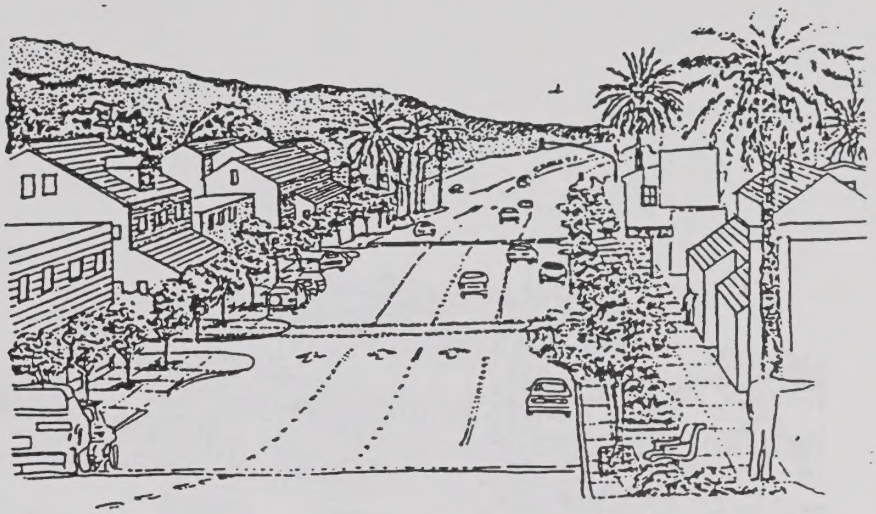
- Site planning of private properties should minimize driveway entrances on the highway. Adjacent developments are encouraged to use shared driveway entrances and develop internal circulation linkages when feasible. Surface parking areas should be located to the rear or sides of buildings.

- General architectural, landscape and signage design principles defined for the City will help create stronger design continuity among new private developments.



Development Character on Pacific Coast Highway

The Dana Point Town Center



Pacific Coast Highway looking Northwest

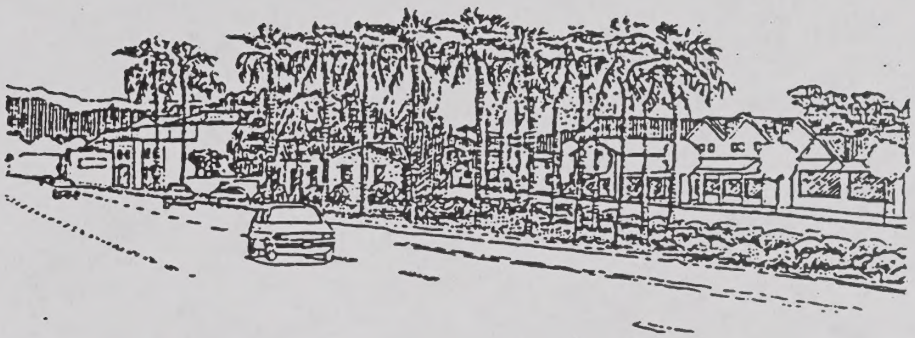
Revitalization of the Dana Point Town Center is a high priority design and economic development goal of the City. The Town Center's future is closely linked to the need to manage traffic on Pacific Coast Highway and Del Prado, a program that will require the cooperation of CALTRANS. The primary goal of the area is to create a compact pedestrian-oriented village with a "small town" atmosphere and a mix of uses serving both residents and visitors. The Town Center should become one of Dana Point's central business districts and a public gathering place for entertainment, restaurants and shopping.

Urban Design Concepts for the Dana Point Town Center:

Public Spaces and Streetscape:

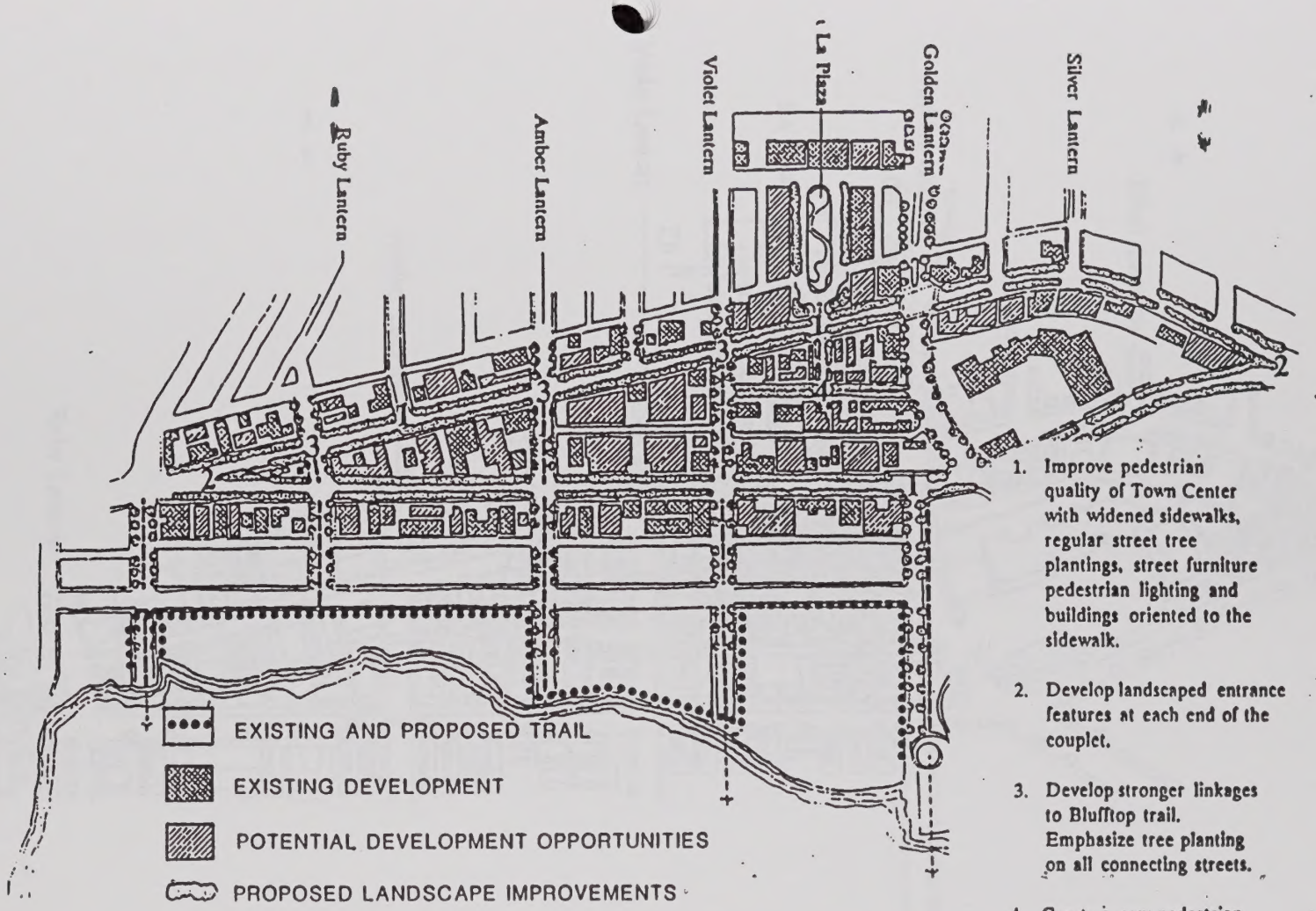
- Improve pedestrian opportunities throughout the Town Center with widened sidewalks, regular street tree planting, street furniture, pedestrian-oriented lighting, and building frontages oriented to the sidewalk.

- Develop landscape entrance features at each end of the Town Center.



West Town Center Entrance

- Develop stronger pedestrian and visual linkages from the Town Center to the Blufftop Trail public lookouts and Heritage Park. Emphasize regular tree planting on all connecting streets and directional graphics to guide pedestrians to the trail and public open spaces.



1. Improve pedestrian quality of Town Center with widened sidewalks, regular street tree plantings, street furniture pedestrian lighting and buildings oriented to the sidewalk.

2. Develop landscaped entrance features at each end of the couplet.

3. Develop stronger linkages to Blufftop trail. Emphasize tree planting on all connecting streets.

4. Create a new pedestrian shopping focus on San Juan Avenue. New infill buildings, widened sidewalks, lighting, street furniture and public art.

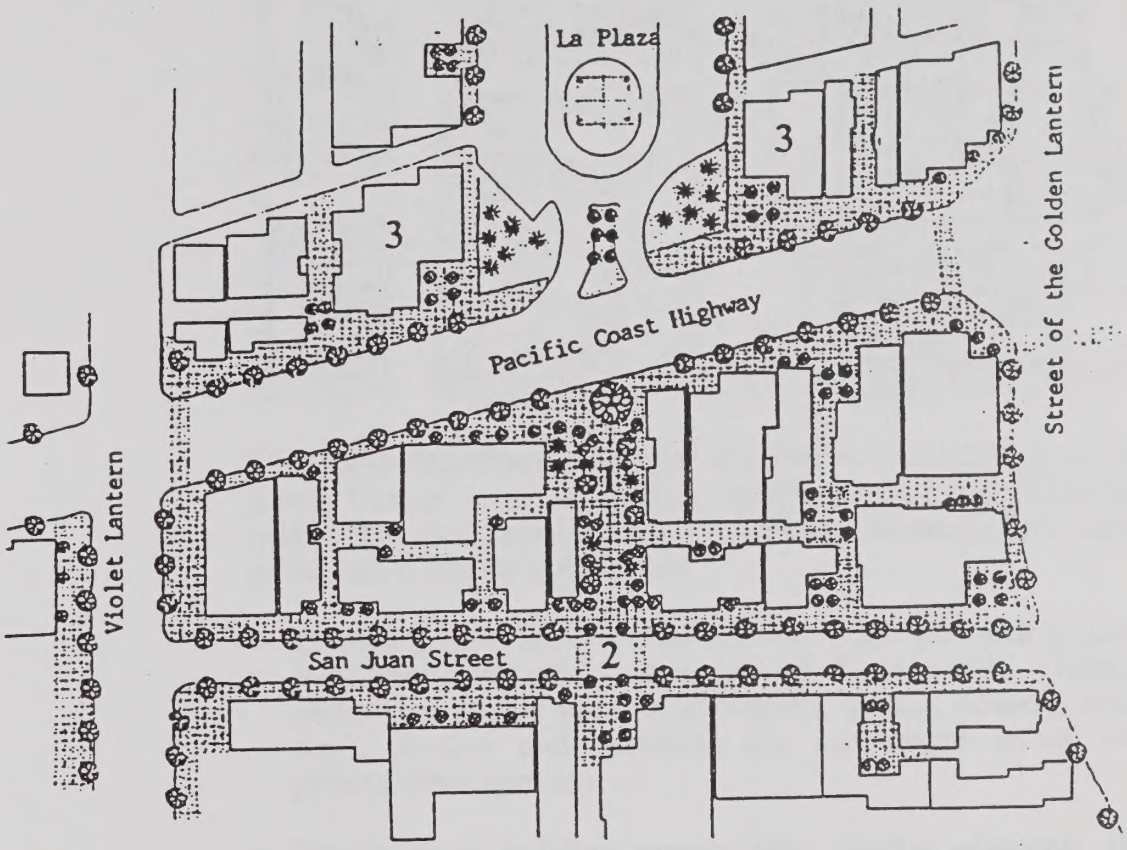
DANA POINT
GENERAL · PLAN
North

Figure UD-4
Dana Point Town Center

JUNE 27, 1995

Figure UD-5
View of Dana Point Town Center and
Build-out of Potential Development Opportunities

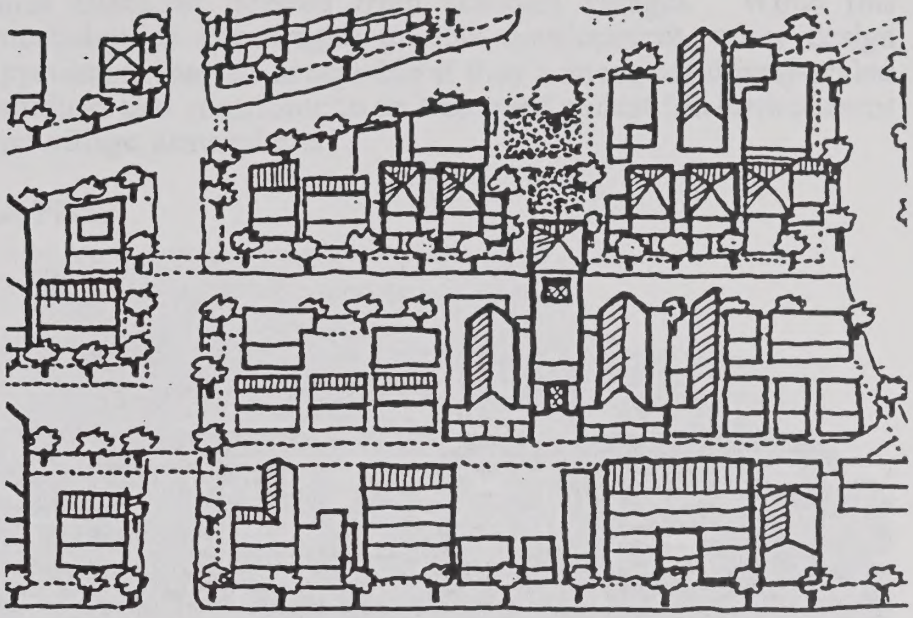
- Create a new pedestrian-oriented shopping focus on San Juan Avenue. Promote new infill buildings on existing parking lots. Develop widened sidewalks, pedestrian-oriented lighting, street furniture and public art, with small shops, restaurants and commercial services oriented to the sidewalk.



SAN JUAN AVENUE PEDESTRIAN FOCUS

1. Pedestrian passage from Pacific Coast Highway to San Juan Avenue.
2. Pedestrian improvements to San Juan Avenue:
   Widened sidewalks
   Regular street tree planting
   Street furniture
   Pedestrian scaled lighting
   New buildings oriented to sidewalk and pedestrian spaces.
3. New development opportunities on properties flanking entrance to La Plaza.

Architecture in the Town Center



The most important principles for future architecture in the Town Center is to emphasize creating a strong pedestrian orientation and carefully scaling building elements into small parts that relate to human size.

- Provide pedestrian-oriented building frontages with ground-level shops and other active uses at the sidewalk. Outdoor pedestrian spaces such as courtyards, patios, covered walk-ways, porches and balconies are encouraged in all new private developments.

- Divide large building masses into smaller elements that reflect a village feel and scale. Informal proportions and composition are encouraged.

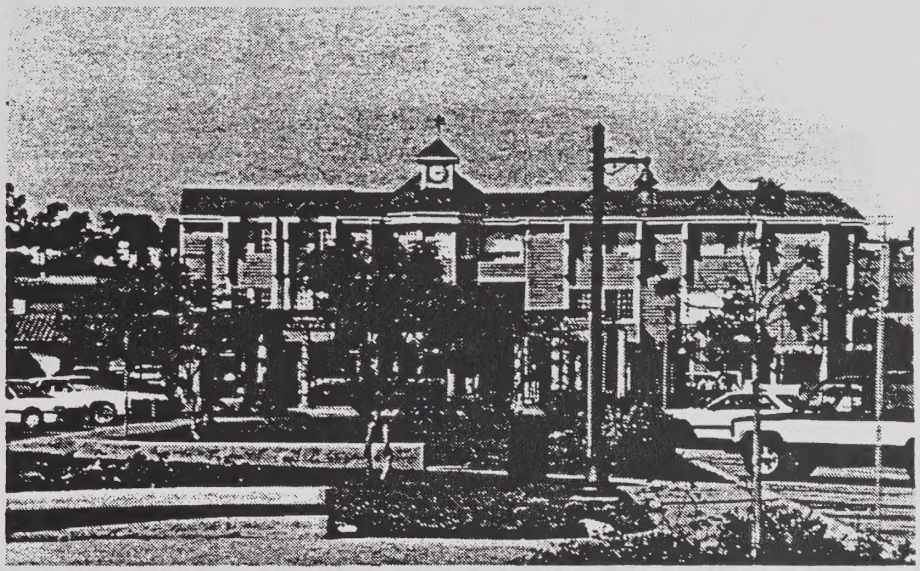
- Permit building heights up to 3 stories, provided the third story is stepped back along the primary street frontage.

- Pitched and gabled roof forms are encouraged.

- Wood siding painted in earth tone colors is encouraged as a primary wall material, but other materials and colors may be acceptable if the building is carefully-scaled to the pedestrian, is compatible with neighboring buildings, and is sensitive to the informal village character desired for architecture in the Town Center.

Design policy in the Town Center has encouraged an architectural character derived from seacoast villages. While this vocabulary is encouraged in new development, other design approaches may be acceptable if they achieve sensitively-scaled buildings that contribute to an improved pedestrian environment and village atmosphere.

La Plaza



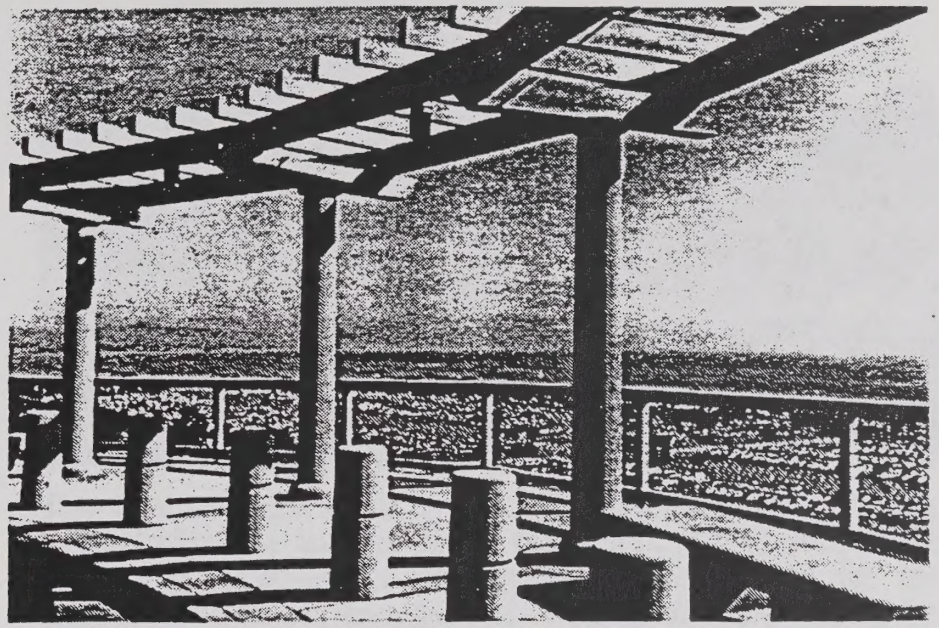
- Strengthen the Plaza area as a center of neighborhood shops and services. Potential redevelopment of the west side of La Plaza presents an opportunity to define the public space with a two story building of ground level shops and upper level offices or dwellings.

- Promote redevelopment of the northwest (Chevron) and northeast (old Post Office) corners of La Plaza and Pacific Coast Highway.

Parking in the Town Center

Create a parking district for public parking and study potential locations for additional public parking including structures and lots. Consider reduced on-site parking requirements and institute an in-lieu fee program to finance public parking facilities when minimum standard on-site parking requirements are not met.

The Santa Clara Avenue Neighborhood and Blufftop Trail

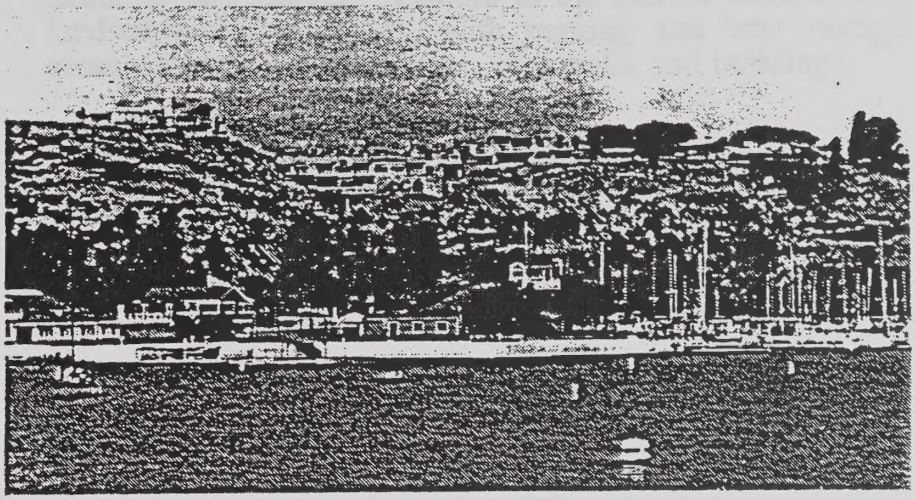


Amber Lantern Lookout

The Santa Clara Avenue neighborhood is a small unique residential enclave between the Harbor and Town Center. The neighborhood is noted for its well maintained and historic houses, public lookouts and spectacular views to the ocean. Several newer multi-family projects have been developed in the neighborhood to diversify and compliment the area's older single family character. The recent development of a portion of the Blufftop Trail has successfully pioneered one of southern California's most unique and significant open space resources.

- Where possible, complete the missing links of the Blufftop Trail between the Headlands and Doheny State Beach. Since existing single family homes prohibit a continuous bluff edge easement between The Streets of the Blue and Amber Lanterns and between Streets of the Violet and Old Golden Lantern, develop pedestrian improvements (street trees, benches, bike lanes, and graphic markers) along Santa Clara Avenue to continue the trail.

The Dana Point Harbor



The City of Dana Point is the local agency responsible for general planning and zoning of the Dana Point Harbor. The County of Orange has management responsibility for the Harbor. However, as a part of the City of Dana Point, the City and the General Plan have an active role in shaping the Harbor's future improvement and development.

Dana Point Harbor Drive, with its plantings, recreational spaces and views of the bluffs, provides a dramatic open space corridor along the Harbor edge. The following pedestrian connections in the Harbor area need to be strengthened:

- Improve the pedestrian linkage between the Harbor and Dana Point Headlands along Cove Road.

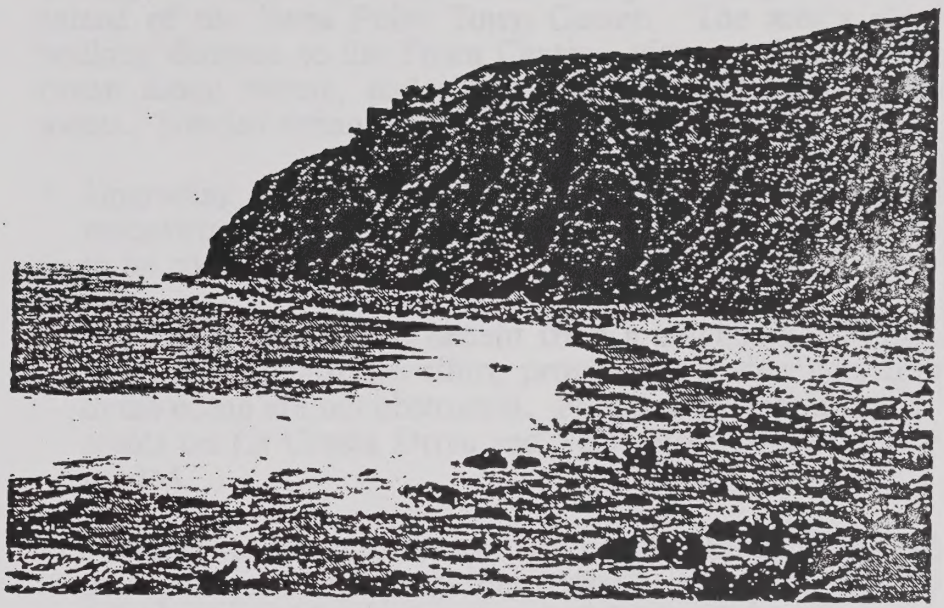
- Create a stronger pedestrian linkage and design orientation between the Harbor and Doheny State Beach. Improve the pedestrian and bike paths.

The design of buildings and parking areas in the Harbor district needs to give greater attention to the unique waterfront setting.

- Future buildings and building additions should form compact clusters located along the water's edge, in the same manner as historic dockside and marine development. Freestanding buildings surrounded by parking lots should be avoided.

- The visual impact of parking lots and trailer storage areas needs to be reduced. Visitors to the Harbor should view landscape and buildings, with parking and boat storage areas screened by vegetation, low walls and buildings.

The Dana Point Headlands



The Dana Point Headlands form the City's most precious land resource. Urban Design objectives for development on the Headlands are:

- Preserve a continuous open space corridor along the coastline, providing full public access to the bluff edge and coastal views.

- Connect the Blufftop Trail to the Headlands, and extend the trail to Dana Strand Beach and Salt Creek Beach Park.

- Preserve the relative height and visual prominence of the ridge top near Pacific Coast Highway as permanent open space, and consider the ridge top for location of a public park.

- Develop a landscaped open space corridor along Pacific Coast Highway, preserving the perception of the Headlands as being predominantly open land.

- Future buildings on the Headlands should be carefully integrated with existing landforms, maintaining a visual profile that causes minimum disruption of public ridgeline views.

The Lantern Residential District

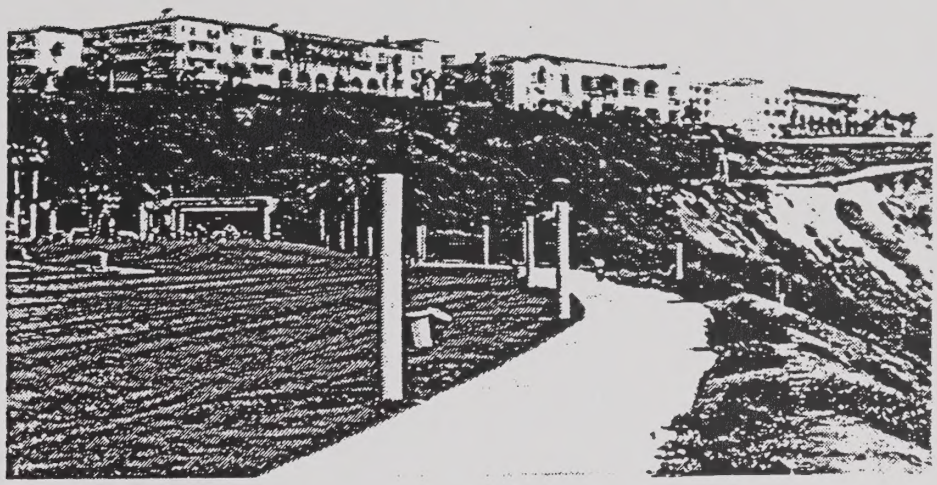
The Lantern District is a relatively high density neighborhood of single family, duplex and multi-family dwellings north and inland of the Dana Point Town Center. The area's close walking distance to the Town Center, view corridors to the ocean along streets, and strong neighborhood identity are assets. Needed urban design improvements are:

- Upgrading of infrastructure. Many streets and alleys need reconstruction, and several missing sidewalk segments need to be completed.

- The entire area would benefit from a neighborhood-organized street landscape effort, provided that view corridors to the ocean are not obstructed. Public street tree improvements on La Cresta Drive and Selva Road are especially needed.

- Stronger code enforcement to correct dilapidated and poorly-maintained properties which degrade positive neighborhood identity.

Monarch Beach



The Ritz Carlton at Monarch Beach

Monarch Beach has a dramatic setting focused on the Pacific Ocean and Salt Creek Basin. The area has benefitted by master planning and more current development standards. Salt Creek Beach Park, Dana Strand Beach and The Links at Monarch Beach give the community an outdoor recreation emphasis. The most prominent landmark is the Ritz Carlton Resort Hotel, soon to be accompanied by the Monarch Beach Resort.

Monarch Beach has few Urban Design issues due to its newness and quality of recent planning efforts. Planned Urban Design improvements are:

- Completion of the Salt Creek regional trail from Laguna Niguel to Salt Creek Beach. Construction of a public beach building at Salt Creek Beach.

- Stronger development standards that provide carefully-sited and designed projects that fit the existing topography, minimizing mass-grading and large engineered flat pads.

- Completion of roadside landscaping, walkways and bike paths along Pacific Coast Highway.

- Provide public improvements to Sea Terrace Park.

APPENDIX A OF THE URBAN DESIGN ELEMENT

Appendix A lists the City's major street corridors where public landscape improvements are to be focused.

Existing sidewalk and street tree planting conditions are noted. Designated sidewalk and street tree standards are categorized according to the various configurations that exist or are proposed. Drawings of the standards (A through I) are given on the following pages.

APPENDIX A
DANA POINT LANDSCAPE CORRIDORS

Street Name	Median	Existing Sidewalk and Planting	Sidewalk and Planting Standard	Recommended Improvements
Pacific Coast Highway. San Clemente City Limit to Palisade Drive. (CALTRANS)	None existing or planned.	No sidewalks or street trees.	Coast side: Condition H. Inland side: Condition B.	- New sidewalks/walking paths both sides. - Street trees, both sides.
Pacific Coast Highway. Palisade Drive to Doheny Park Road. (CALTRANS)	None existing or planned.	Coast side: Condition E. Inland side: No sidewalks or street trees.	Coast side: Condition B. Inland side: Condition B.	- Complete sidewalks and street trees, both sides.
Pacific Coast Highway. Doheny Park Road to Del Obispo Street. (CALTRANS)	None existing. - Potential for planted median.	Condition E. Missing sidewalk links. No street trees.	Conditions A, B.	- Complete sidewalks. - Selective opportunities for street tree planting in sidewalk space.
Pacific Coast Highway. Del Obispo Street to Street of the Copper Lantern.	None existing. - Potential for planted median.	Condition E.	Conditions A, B.	- Selective opportunities for street tree planting in sidewalk space.
Pacific Coast Highway. Street of the Copper Lantern to Street of the Blue Lantern. (CALTRANS)	None existing or planned.	Condition E.	Condition C.	- Opportunity for street tree planting in sidewalk space as interim measure. - Couplet area improvements, Condition C.
Pacific Coast Highway. Street of the Blue Lantern to Selva Road. (CALTRANS)	Existing striped median. - Potential for planted median	Condition G.	Condition G.	- No improvements needed, except to assure conformity of landscape.

APPENDIX A

DANA POINT LANDSCAPE CORRIDORS

(Continued)

Street Name	Median	Existing Sidewalk and Planting	Sidewalk and Planting Standard	Recommended Improvements
Pacific Coast Highway. Selva Road to Nigel Road. (CALTRANS)	Existing striped median. - **Potential for planted median.**	No existing sidewalks or street trees. Planted embankments both sides.	Condition B.	- **Develop sidewalks both sides. (Condition B).**
Pacific Coast Highway. Nigel Road to Crown Valley Parkway. (CALTRANS)	Existing striped median. - **Potential for planted median.**	West side: Condition E. East side: Conditions F, G. Improvements incomplete.	West side: Condition B. East side: Condition G.	**East side: Develop new sidewalks and street trees. (Condition G).** **West side: Condition B.**
Pacific Coast Highway. Crown Valley Parkway to Laguna Beach City Limit. (CALTRANS)	Existing striped median. - **Potential for planted median.**	No existing sidewalks or street trees.	Condition B.	- **Develop new sidewalks both sides of highway. (Condition B).**
Street of the Golden Lantern. Dana Point Harbor Drive to Del Prado.	Existing planted median.	East side: Existing Condition F. West side: Existing Condition H.	East side: Condition F. West side: Condition B.	
Street of the Golden Lantern. Del Prado to Pacific Coast Highway.	Existing median.	East side: Conditions F, E. West side: Condition E.	Condition C (both sides).	No improvements needed.
Street of the Golden Lantern. Pacific Coast Highway to La Paz.	Existing planted median (Intermittent).	Conditions E, F.	Conditions A, B.	- **Selective opportunities for street tree planting in existing sidewalk space.**
Street of the Golden Lantern. La Paz to Stonehill.	Existing planted median (Intermittent).	Conditions E, F, H. (Varies with location).	Conditions F, H. (Varies with location).	- **Selective opportunities for street tree planting, both sides.**

Street Name	Median	Existing Sidewalk and Planting	Sidewalk and Planting Standard	Recommended Improvements
Camino Capistrano. Palisade Drive to Camino Estrella.	None.	Condition F.	Condition F.	- Opportunities for additional street planting.
Del Obispo Street. Pacific Coast Highway to Stonehill Drive.	- Potential for planted median in selective locations.	Partial sidewalks, primarily on east side. Condition E.	Conditions A, B.	- Complete sidewalks and street trees.
Del Obispo Street. Stonehill Drive to Camino del Avion.	- Potential for planted median in selective locations.	Partial sidewalks, primarily on east side. Condition E.	Conditions A, B, H. Varies with location.	- Complete sidewalks and street trees.
Selva Road. Pacific Coast Highway to La Cresta Drive.	None existing or planned.	Condition H.	Condition H.	No improvements needed.
Selva Road. La Cresta Drive to Street of the Blue Lantern.	None existing or planned.	Condition H.	Condition H.	- Planting opportunities. South side: Street trees. North side: Street trees except at view locations.
Selva Road. Street of the Blue Lantern to Street of the Golden Lantern.	None existing or planned.	North side: Condition E (partial sidewalks). South side: Condition E.	Conditions A, B.	- Complete sidewalks on north side. - Opportunities for additional street tree planting.
Selva Road. Street of the Golden Lantern to Stonehill Drive.	None existing or planned.	Conditions E, H.	Conditions A, B, H. Varies with location.	- Complete missing sidewalk segments. - Opportunities for additional street tree planting.

APPENDIX A
DANA POINT LANDSCAPE CORRIDORS
(Continued)

Street Name	Median	Existing Sidewalk Planting	Sidewalk and Planting Standard	Recommended Improvements
Street of the Golden Lantern. Stonehill to Acapulco.	No existing median. - **Potential for planted median.**	East side: Condition I. West side: Condition E.	East side: Condition I. West side: Condition B.	- **Opportunity for street tree planting, east side.**
Street of the Golden Lantern. Acapulco to Camino del Avion.	Improve existing planted median.	East side: Conditions F, G. West side: Condition H.	East side: Conditions F, G (Varies with location). West side: Condition H.	- **Improve planted median.**
Del Prado. Street of the Copper Lantern to Old Golden Lantern. (CALTRANS)	None.	Condition B.	Condition C.	- **Couplet area streetscape improvements. (Condition C)**
Del Prado. Old Golden Lantern to Street of the Blue Lantern. (CALTRANS)	None.	Condition E.	Condition C.	- **Couplet area streetscape improvements.**
Doheny Park Road. Pacific Coast Highway to Camino Capistrano.	Partial planted median exists. - **Potential for planted median exists.**	Partial sidewalks. No street trees.	Condition D.	- **Doheny Park Road streetscape improvements.**
Camino Capistrano. Doheny Park Road to Via Canon.	None.	Partial sidewalks. No street trees.	Condition F.	- **Develop new sidewalks and street trees.**
Camino Capistrano. Via Canon to Palisade Drive.	None.	Partial sidewalks. No street trees.	Condition F.	- **Complete sidewalks where conditions permit.** - **Opportunities for street tree planting.**

APPENDIX A
DANA POINT LANDSCAPE CORRIDORS
(Continued)

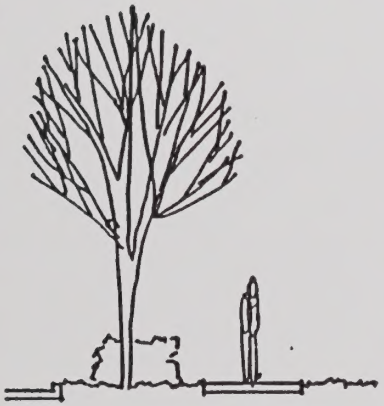
Street Name	Median	Existing Sidewalk and Planting	Sidewalk and Planting Standard	Recommended Improvements
La Cresta Drive. Chula Vista to Street of the Amber Lantern.	None existing or planned.	Condition E. Missing sidewalk links.	Conditions A, B.	- Complete missing sidewalk links. - Opportunities for additional street tree planting.
La Cresta Drive. Street of the Amber Lantern to Street of the Copper Lantern.	None existing or planned.	Condition F. Missing sidewalks at east end.	Condition F.	- Complete missing sidewalk links. - Opportunities for additional street tree planting.
Niguel Road. Pacific Coast Highway to Camino del Avion.	Existing planted median.	Conditions G, H.	Conditions G, H.	- Unify planting design.
Crown Valley Parkway. Pacific Coast Highway to Camino del Avion.	Existing planted median.	Condition H.	Condition H.	- Unify planting design.
Camino del Avion. Crown Valley Parkway to Nigel Road.	Partial planted median.	Condition H.	Condition H.	- Unify planting design.
Camino del Avion. Nigel Road to Shipside.	Partial planted median. - Complete missing segments.	Condition H.	Condition H.	- Unify planting design.
Camino del Avion. Shipside to Del Obispo Street.	- Potential for planted median.	No sidewalks or street trees.	Condition H.	- Complete sidewalks and parkway trees.

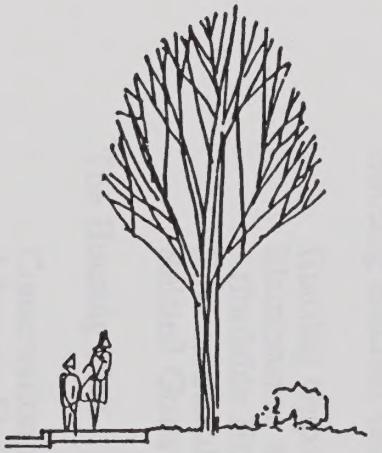
Street Name	Median	Existing Sidewalk and Planting	Sidewalk and Planting Standard	Recommended Improvements
Stonehill Drive. Del Obispo Street to Street of the Golden Lantern.	None.	Conditions E, H. Missing sidewalk links.	Conditions A, B, H. Varies with location.	- Complete missing sidewalk links. - Opportunities for street tree planting.
Stonehill Drive. Street of the Golden Lantern to Monarch Beach Drive.	- Opportunity to plant median.	Conditions E, H.	Conditions A, B, H. Varies with location.	- Opportunities for planting in existing median and sidewalk space.
Stonehill Drive. Monarch Beach Drive to Nigel Road.	Existing planted median.	Condition H.	Condition H.	No improvements needed.

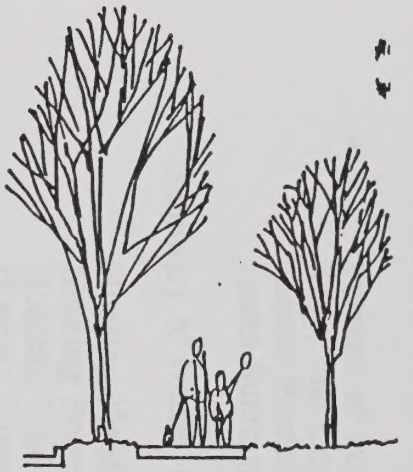
CONDITION A
Street tree openings cut into existing sidewalk.

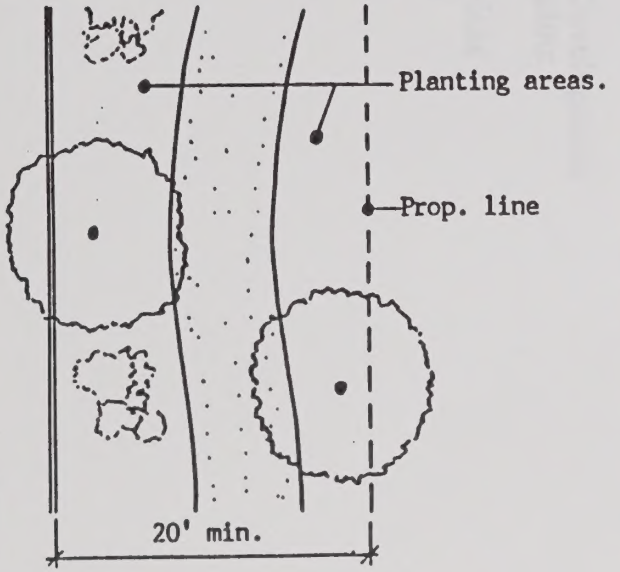
CONDITION B
New sidewalk at curb with street tree openings.

CONDITION C "TOWN CENTER" AREA
Street tree openings along curb.

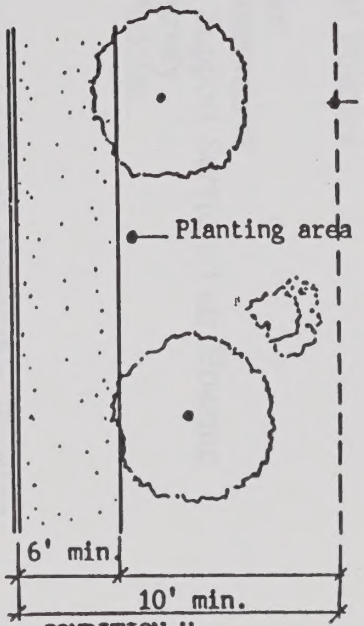




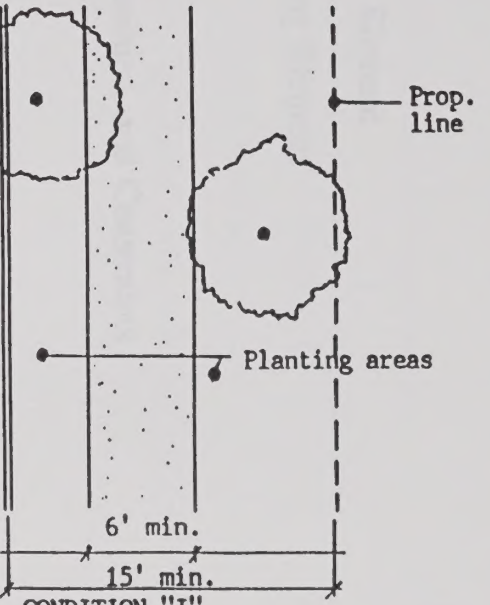




CONDITION G
Planted parkway with curving sidewalk.



CONDITION H
Planted parkway with sidewalk at curb.



CONDITION "I"
Planted parkway with sidewalk separated from curb.

TABLE OF CONTENTS

Section		Page
Introduction to the Housing Element		1
	Purpose of the Housing Element	1
	Scope and Content	1
	Citizen Participation	2
	Issues Summary	5
Summary of Needs, Opportunities, and Constraints		7
	Housing Needs	7
	Housing Preservation	14
	Housing Constraints	24
	Housing Growth Potential	34
Housing Element Goals and Policies		39
	Housing Opportunities	39
	Maintenance and Preservation	41
	Affordable Housing Support Services/Fair Housing	42
	Environmental Sensitivity	44
	Related Goals and Policies	45
The Housing Plan		47
	Conservation and Improvement of Affordable Housing	48
	Adequate Sites	61
	Affordable Housing Development	63
	Governmental Constraints	71
	Fair Housing	73
	Housing-Related Services	74
	Energy Conservation	75
	Other Programs	76

LIST OF TABLES

		Page
Table H-1	State Housing Element Requirements	3
Table H-2	Lower Income Households Paying Greater Than 30% Income for Shelter	10
Table H-3	Assisted Housing Inventory	16
Table H-4	Five-Year Regional Housing Growth Needs	35
Table H-5	Residential Development Potential Under Land Use Plan	37
Table H-6	Income Range of Dwelling Units Built Since July 1989	38
Table H-7	Housing Element/Local Coastal Program Reference Matrix	45
Table H-8	Housing Related Goals and Policies by Element	46
Table H-9	Housing Program Summary	78

INTRODUCTION TO THE HOUSING ELEMENT

The City of Dana Point has a variety of housing types and densities and a population with diverse housing needs. The City's higher density housing tends to be clustered in older coastal areas including Capistrano Beach and the Lantern District. Newer, lower density housing has been developed inland of these areas and to the north. Dana Point's population is predominantly White; nevertheless, the City is home to an increasing number of large families and other persons in need of affordable housing.

The General Plan Housing Element provides the Dana Point community with an important opportunity to develop housing strategies that address local needs.

PURPOSE OF THE HOUSING ELEMENT

A variety of factors, including its coastal location and the availability of large tracts of developable land, have caused the City of Dana Point to attract many new residents during the last two decades. The high demand for housing, coupled with the decreasing supply of land, has resulted in escalating housing costs. Now that the City is incorporated, one of the great challenges facing the City is the provision of affordable housing.

The purpose of the Housing Element is to identify the City's housing needs and outline goals, policies, and programs to address them. Key issues addressed in the Housing Element include 1) housing affordability, 2) the location and density of housing, 3) rehabilitation of substandard housing, 4) meeting the existing demand for new housing, and 5) the conservation of the current housing stock.

SCOPE AND CONTENT

State requirements for Housing Elements regarding content are among the most stringent for General Plan elements. Table H-1 summarizes State Housing Element requirements and identifies

the applicable sections of the Dana Point Housing Element and Technical Data Report where these requirements are addressed.

CITIZEN PARTICIPATION

The public has participated in all stages in the development of the City's Housing Element. At the beginning of the General Plan process, a random survey of Dana Point residents was used to examine attitudes about housing issues and gather information about housing costs, tenure, and conditions. The results of this survey are summarized in the Housing Element Technical Report.

During the summer, fall, and winter of 1990, numerous open houses were held on the General Plan, providing the public an opportunity to be involved in identifying housing issues. Also during this period, the City Council and Planning Commission together served as an advisory committee to the consultants in drafting the General Plan. The Council and Commission conducted several joint public workshops at which housing issues were reviewed, preliminary goals, objectives, and policies were identified, and potential housing programs were formulated.

In July, 1990, the City administered a survey to a random sample of 3,000 registered voters in the City eliciting opinions on a wide array of planning issues including housing issues. The survey results yielded information about household size, dwelling unit type, tenure, monthly housing costs, race/ethnicity and dwelling units conditions. This information was used to supplement U.S. Census information presented in the Technical Report. In addition, the survey elicited public opinion about the character/scale of new residential development and the importance of providing affordable housing and job training.

TABLE H-1
STATE HOUSING ELEMENT REQUIREMENTS

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
A. Housing Needs Assessment	
1. Analysis of population trends in Dana Point in relation to regional trends.	Housing Element Technical Report - Population Growth
2. Projection and quantification of Dana Point's existing and projected housing needs for all income groups.	Housing Element - Housing Growth Potential
3. Analysis and documentation of Dana Point's housing characteristics including the following:	
a. level of housing cost compared to ability to pay;	Housing Element Technical Report - Housing Affordability, Housing Costs
b. overcrowding;	Housing Element Technical Report - Overcrowding
c. housing stock condition.	Housing Element Technical Report - Housing Unit Characteristics
4. An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites.	Housing Element - Housing Growth Potential
5. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Housing Element Technical Report - Governmental Constraints
6. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels.	Housing Element Technical Report - Market Constraints, Environmental and Infrastructure Constraints
7. Analysis of special housing needs: handicapped, elderly, large families, female-headed households, and homeless.	Housing Element Technical Report - Household Characteristics

TABLE H-1
STATE HOUSING REQUIREMENTS
(continued)

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
8. Analysis of opportunities for energy conservation with respect to residential development.	Housing Element Technical Report - Housing Unit Characteristics
B. Goals and Policies	
1. Identification of Dana Point's community goals relative to maintenance, improvement, and development of housing.	Housing Element - Goals and Policies
2. Quantified objectives and policies relative to the maintenance, improvement, and development of housing in Dana Point.	Housing Element - Goals and Policies
C. Implementation Program An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Housing Element - Housing Plan
2. Program to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Housing Element - Housing Plan
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Dana Point.	Housing Element - Housing Plan
4. Conserve and improve the condition of the existing affordable housing stock in Dana Point.	Housing Element - Housing Plan
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.	Housing Element - Housing Plan

ISSUES SUMMARY

The following issues emerged from the background research (see Housing Element Technical Report for source of statistics) and public meetings on housing:

- Dana Point's population increased from 20,550 persons in 1980 to 31,189 persons in 1990, an increase of 52 percent. Associated with this rapid population growth were dramatic increases in the City's housing stock and relative cost of housing.

- The City has experienced significant increases in its mid-to-late working age population (35-54 age range) during the 1980s. In contrast, the proportion of residents in the 25 to 34 age range remained relatively constant, potentially indicating the limited housing opportunities in Dana Point for young families with children and first time homebuyers.

- The City's predominant racial group is White. However, nearly 10 percent of the City's residents identify themselves as Spanish/Hispanic. Based on the larger households in this group, there is a need for housing to accommodate large families.

- Dana Point is a predominantly single-family community with 65 percent of the City's 1990 housing stock comprised of single family attached and detached dwellings. While the rate of multi-family housing growth increased during the 1980s, single-family homes constructed during this period still outnumber multi-family units 2.5 to 1.

- The 1980 Census indicates a much lower proportion of family households (65%) in Dana Point than in the County as a whole (72%). This can in part be attributed to the lower rate of home ownership in Dana Point (50%) than in the County as a whole (58%). However, based on the extensive development of single family dwellings and condominium/townhomes in Dana Point during the 1980s, the City's rate of home ownership and related proportion of family households has probably increased.

- While the majority of the City's housing stock is in good condition, the Lantern District and Capistrano Beach Rehabilitation Target Areas contain pockets of deteriorated

housing. Unit overcrowding in these areas will accelerate unit deterioration.

- Over one-quarter of the City's housing stock will reach 30 years of age over the next decade. Because housing over thirty years old begins to require major repairs, the City will need to ensure the continued maintenance of these older units to avoid widespread deterioration.

- High residential land values, combined with strong consumer demand for housing, has resulted in the development of predominantly "upper end" housing priced well above the range of affordability for low and moderate income households.

- Due to the growing scarcity of vacant land for residential development, new development will be accommodated through recycling of existing uses. This may result in the loss of existing affordable housing, such as mobile homes and older apartment buildings.

- Dana Point contains several groups which have special housing needs, including the elderly, handicapped, large families and female-headed households. These groups have trouble finding housing which is affordable and meets their needs.

- Some 20 homeless individuals and families are known to be living in Dana Point, including migrant workers. There are currently no emergency shelters or temporary housing facilities located in the City to house the homeless.

SUMMARY OF NEEDS, OPPORTUNITIES, AND CONSTRAINTS

This section summarizes the housing needs, opportunities, and constraints for Dana Point. These identified needs, opportunities, and constraints form the basis of the Housing Element goals and policies.

HOUSING NEEDS

A number of factors will influence the degree of demand or "need" for new housing in Dana Point in coming years. The four major "needs" categories considered in this Element include:

- Housing needs resulting from increased population growth, both in the City and surrounding region;
- Housing needs resulting from the deterioration or demolition of existing units;
- Housing needs that result when households are paying more than they can afford for housing; and,
- Housing needs resulting from the presence of "special needs groups" such as the elderly, large families, female-headed households, households with a handicapped person, and the homeless.

Population Growth

The population of the area that has incorporated as the City of Dana Point has grown dramatically since 1970. Between 1970 and 1980, the population grew by about 135 percent, from approximately 8,700 persons to approximately 20,550 persons. Between 1980 and 1990, the population grew to approximately 31,189, or another 52 percent. During the last two decades, Dana Point has had one of the highest growth rates among cities in Orange County.

In 1990, only 7.2 percent of the City's total 4,149 acres of land area was vacant. Additional housing growth will result primarily from recycling of lower density residential uses in areas zoned for higher densities; development of the remaining vacant land zoned for residential use; and, the integration of residential uses with commercial development in commercially zoned districts.

Substandard Units

Nearly 90 percent of the 14,012 dwelling units in Dana Point have been constructed since 1960, with over half of the units constructed since 1970. The majority of the City's housing stock is in good structural condition, a result of the large number of planned subdivisions combined with the relatively young age of these tracts.

The accepted standard for determining when major rehabilitation is needed is 30 years or more. As of 1990, approximately twelve percent (12%) of the City's housing stock was over 30 years old. However, in ten years, over one-quarter (27%) of the City's housing stock will be over thirty years old. This would indicate the potential need for rehabilitation and continued maintenance of approximately 3,800 dwelling units by the year 2000.

The City's older housing stock is predominately located in the Dana Point Lantern District and the southwest portion of Capistrano Beach. These two portions of the City have been identified as rehabilitation target areas under the Federal Community Development Block Grant (CDBG) program. A June, 1990 windshield survey of these areas revealed that the vast majority of units in the Lantern District were in good condition, with between 5 and 10 percent needing minor repairs. However, the survey revealed that in the Capistrano Beach area, over 30 percent of the units needed minor repairs or had one or more major structural deficiencies.

Based upon City Code Enforcement records, a significant number of structures in the Lantern District have been investigated for code violations related to unit overcrowding and the illegal conversion of single-family houses into multi-family units. To the extent that overcrowding exists, this will act to increase the rate of unit deterioration and decrease the useful life of the structure.

Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of 30 percent and above. Households paying greater than 30 percent have less income left over for other necessities such as food, clothing, utilities and health care. However, Upper Income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

The Regional Housing Needs Assessment (RHNA) prepared by SCAG identifies housing overpayment for lower income households based on data from the 1980 Census. While Dana Point was not yet incorporated when the RHNA was developed, pursuant to the City's request, SCAG has subsequently developed estimates of housing overpayment for Dana Point's lower income households utilizing the RHNA methodology. Lower income households are defined as households whose total gross income is less than 80 percent of the County median. Lower income encompasses both Very Low (<50% median) and Low (>50%-<80%) Income groups. According to SCAG, an estimated 3,818 (or 71%) of Dana Point's total 5,380 lower income households were paying more than 30 percent of their income on rent or mortgage payments as of January 1, 1990. Of these overpayers, 2,657 are classified as Very Low Income, and 1,161 are Low Income. Moderate and Upper Income households who are paying more than 30 percent of their income for housing are likely to be first-time homebuyers who have chosen to spend more for housing in order to attain home ownership.

The distinction between renter and owner housing overpayment is important because, while homeowners may over extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters are limited to the rental market and are generally required to pay the rent established in that market. SCAG has broken down housing overpayment by housing tenure, as presented in Table H-2. Of the total 3,818 lower income households identified as overpayers, 2,670 (70%) were renter households and 1,148 (30%) were owner households. Since about 35% of the City's households are renters, renters are clearly disproportionately represented among overpayers. This is largely reflective of the tendency of renter households to have lower incomes than owner households.

TABLE H-2
LOWER INCOME HOUSEHOLDS PAYING GREATER THAN 30% INCOME FOR SHELTER: 1990

HOUSEHOLD TENURE	VERY LOW INCOME	LOW INCOME	TOTAL
Owner	795	353	1,148
Renter	1,862	808	2,670
TOTAL	2,657	1,161	3,818

Source: Southern California Association of Governments (SCAG), Cotton/Beland/ Associates

Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Dana Point, these "special needs" households include the elderly, handicapped persons, large families, female-headed households, farmworkers, and the homeless.

Elderly: The special needs of many elderly households result from their lower, fixed incomes, disabilities, and physical dependance needs. Approximately 21.1 percent of the City's householders in 1980 were headed by an elderly member 65 years of age or older. Applying this proportion to the City's households in 1990 equates to an estimated 2,707 elderly households in Dana Point. Within this group, the Census documents 33 percent reside in family households, 35 percent in unrelated households, and 32 percent living alone. The proportion of elderly can be expected to increase as those persons between the age of 35 and 64 grow older.

Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly, who are usually on fixed incomes. While many elderly homeowners have substantial equity accumulated in their homes and often have no outstanding mortgage costs, fixed incomes associated with retirement causes many elderly homeowners to quickly become income poor. Home maintenance repairs multiply as the home

ages, and with rising costs in home utilities, taxes and insurance, maintenance often gets deferred altogether.

Housing needs of the elderly can be addressed through the provision of smaller units, congregate housing, second units on lots with existing homes, shared living arrangements, and housing assistance and reverse mortgage programs. In fact, many of these measures are proposed as part of the Housing Plan. The City has approved two major senior citizen housing projects--Monarch Bay Inn which provides 222 ownership units and 100 skilled nursing beds and a 180-unit congregate care project--to provide specialized housing to address the needs of seniors. A portion of the units in these projects will be set aside for lower income seniors.

Handicapped: Physical handicaps can hinder access to housing units of traditional design as well as potentially limit the ability to earn adequate income. The 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation related. According to the Census, 1.8 percent of the City's population age 16 and above had such disabilities, translating to an estimated 450 persons in 1990. Special housing needs of handicapped individuals include accessibility for wheelchairs, railings, ramps and special construction for interior spaces. The Housing Plan includes a program to publicize the availability of rehabilitation grants for qualified handicapped households.

Large Families: Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large families are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. According to estimates by Urban Decision Systems, approximately 6.5 percent of the City's households in 1990 had five or more members, translating to 834 households. This represents a decrease from 1980 when large families represented 7.6 percent of the City's total households. This slight proportional decrease in large family households is associated with the decline in the number of children under 20 years of age in Dana Point and an increase in the multi-family housing stock. The Residential Rehabilitation program contained in this Element may be used to address overcrowded conditions.

Female-Headed Households: Female-headed households tend to have low incomes, thus limiting housing opportunities for this

group. In 1980, 8.6 percent of Dana Point's households were headed by a woman, as reported in the Census. Applying this percentage to the City's 1990 households translates to an estimated 1,103 female-headed households. An estimated 72 percent (794) of the City's female-headed households have dependent children under 18 years of age. Thus, providing housing opportunities for female-headed households requires greater affordability and services for the care of children. The Housing Element contains numerous programs to promote affordable housing, including density bonuses, inclusionary housing, and commercial development mitigation fees, as well as a program to require the inclusion of child care facilities in new development.

Farmworkers: The special housing needs of many farmworkers stem from their low wages and the seasonal nature of their employment. According to the 1980 Census, approximately 0.8 percent (159 persons) in Dana Point were employed in farming, forestry or fishing. Based on the conversion of much of the area's remaining agriculture to urban uses, the proportion of current Dana Point residents employed in farming occupations has likely further declined. The demand for housing generated by farmworkers in the City is thus estimated to be nominal, and can be adequately addressed by overall housing affordability programs.

Homeless: Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in the homeless include the general lack of affordable housing to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill.

Based on estimates by the Orange County Homeless Issues Task Force, the County's homeless population consists of approximately 8,000 to 10,000 individuals. As a beach community, Dana Point attracts numerous individuals who congregate along the beach. Particularly in the Doheny Park area, homeless persons are attracted by the open sleeping areas, showers and proximity to major transportation routes. The members of Dana Point's homeless population include single men and women, as well as families, and are estimated to consist of 20 to 25 transients who reside in the riverbeds, in undeveloped areas and on the beach. According to the Orange County Sheriff's Department, many of the City's homeless are migrant workers

who travel from the border to Dana Point. Local motels in Dana Point report serving Mexican immigrants who are seeking employment in the area.

In response to the numerous day laborers in Capistrano Beach, many of whom are homeless, the City of Dana Point has established a Telephone Hiring Exchange to serve as a referral service for day laborers. Since the formulation of this program in August 1989, 1,911 men and 600 women have been placed in temporary or full time employment positions. The Telephone Hiring Exchange places workers from Dana Point as well as surrounding communities such as San Clemente, San Juan Capistrano, Laguna Niguel, and Laguna Hills. The vast majority of the workers registered in the program are Hispanic, many of whom are either living in overcrowded conditions or on the streets. Those workers within Dana Point who do have a permanent address predominately reside in Capistrano Beach or the Lantern District, although the Program Administrator indicates the day laborer population is continually migrating into new areas of the City.

Dana Point has no homeless or emergency shelters within its boundaries. Homeless services near Dana Point are located in San Clemente, Costa Mesa, Orange, and Tustin, and are described in the Technical Report.

While the Dana Point Telephone Hiring Exchange has been successful in reducing the number of homeless day laborers in the City, there remains a need for facilities to house Dana Point homeless. As the only shelter in South Orange County, the Anchor House is unable to accommodate the demand for overnight emergency shelter and long-term transitional housing. The Housing Element contains a program to permit transitional housing and shelters in certain zones in the City.

The following section is an amendment (GPA92-01) to the Dana Point Housing Element adopted on July 9, 1991; Program 5 under the Housing Plan section of the Element has also been amended. The purpose of this amendment is to bring the Housing Element into compliance with a recent amendment of housing element law, codified in Government Code Section 65583. Under this law, jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low income housing and propose programs to preserve or replace those units.

Consistent with State requirements, the following are now included within the Element:

1. An inventory of restricted low income housing projects in the City and their potential for conversion;

2. An analysis of the costs of preserving and/or replacing the units "at risk";

3. An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk";

4. Programs for preserving the "at-risk" units;

5. Quantified objectives (five year program goals) for the number of "at-risk" units to be preserved.

Inventory of Units at Risk

This section identifies all of the low income rental housing units in the City of Dana Point that are at risk of converting to non-low income housing uses between July 1, 1989 and July 1, 1999. Analysis in this section is divided into five year intervals. In each subsequent five year housing element update, "at risk" analyses will be developed for the ensuing ten year period.

This inventory includes all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fee, inclusionary, density bonus, or direct assistance programs. The inventory covers all units that are eligible to change to non-low income housing uses due to

termination of subsidy contract, mortgage prepayment, or expiring use restrictions. This inventory was compiled by interviews with City staff, the County Housing Authority, HUD, and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990" (California Debt Advisory Commission).

Table H-3 provides an inventory of all assisted rental housing in Dana Point. Of the five assisted projects in the City, three are at risk of conversion during the ten year time frame of this analysis.

Monarch Bay Apartments was assisted under the County multi-family revenue bond program and has a ten year affordability restriction on 20 percent of its units. This restriction is not due to expire until November 1999.

The Orange County Community Housing Corporation, a non-profit organization, owns and operates the large family housing project at Domingo and Doheny Park Road. Although this project is included in Table H-3 as part of the assisted housing inventory for the City, the units are not at risk of converting based on their non-profit ownership.

Units at Risk of Conversion Before July 1, 1994: There are no "at risk" housing units in Dana Point scheduled to convert prior to July 1, 1994.

Units at Risk of Conversion Between July 1, 1994 and July 1, 1999: There are 245 low income family units spread throughout three developments at risk of conversion between July 1, 1994 and July 1, 1999 in the City of Dana Point. All three projects originated through the County of Orange Inclusionary Housing Program which carries five year affordability controls. Two of these projects - Harbor Pointe and Seabrook at Bear Brand - were also assisted through a County multi-family bond program, which requires 20 percent of the project's units to be restricted for low income use for a ten year period. The third project - Monarch Hills Apartments - while developed under the County's inclusionary housing program, does not have an affordable housing agreement in place. The City will negotiate with the project's owners to enact the agreement for the five year period stipulated under the County's program.

TABLE H-3
CITY OF DANA POINT
ASSISTED HOUSING INVENTORY

Project Name, Address	Owner: Name/ Address	Type(s) of Project Based Gov't Assistance	Length of Affordability Controls*	Earliest Potential Conversion Date(s)	# of Units Subject to Conversion	Total # of Units in Project	Tenant Type (i.e. elderly, family)	Bedroom Mix (Assisted Units)	Date Built	Reported Condition
Harbor Pointe Apartments	Dana Point Partners 5120 Campus Dr., Newport Beach, CA 92660	County Inclusionary Housing Program/County Bond/Density Bonus	10 years	11/14/96	40	196	Family	10 1-bed 30 2-bed	11/14/86	Good
Seabrook at Bear Brand	Bear Brand Partners J.F. Shea Co., Inc. 655 Brea Canyon Rd. Walnut, CA 91789	County Inclusionary Housing Program/ County Bond	10 years	1998	80	400	Family	53 1-bed 17 2-bed 10 3-bed	1988	Good
Monarch Hills Apartments	Monarch Beach Venture LTD. 5120 Campus Dr. Newport Beach, CA 92660	County Inclusionary Housing Program	5 years from date of agreement	Agreement has not yet been enacted	125	325	Family	41 1-bed 84 2-bed	1989-1990	Good
Monarch Bay Apartments	Monarch Bay II William, Lyon Prop. Management 4921 Birch Street Suite 110 Newport Beach, CA 92660	County Inclusionary Housing Program/ County Bond	10 years	11/2/99	90	450	Family	45 1-bed 45 2-bed	1986-1987	Good
Large Family Housing Domingo and Doheny Park Road	Orange Co. Community Housing Corp. 1833 E. 17th St., Suite 207, Santa Ana, CA 92701	Non-Profit	Life of Project	Not Applicable	24	24	Very low income large family	24 3-bed	1983	Fair

*Where more than one subsidy program was utilized, the subsidy with the longest affordability control is listed.

The forty (40) low income units in the Harbor Pointe project will potentially lose their rent restrictions in November 1996, and the 80 low income units in Seabrook will potentially convert to market rate in 1998. The 125 low and moderate income units on Monarch Hills Apartments are not currently restricted. Once the City is successful in enforcing the County Inclusionary Housing requirements, these units will be restricted for a five year period. This will place these units at risk of conversion prior to July 1999.

Conversion Potential: The likelihood that the "at risk" units will convert to non-low income housing will depend primarily on the availability and attractiveness of incentives encouraging their continued use as low income housing.

The ability to charge higher rents is the primary economic incentive for owners of assisted housing to convert low-income units to market rate. Differentials in rental rates between market rate and low-income units are discussed below. In addition, all three "at risk" projects in Dana Point have final recorded maps for conversion to condominiums, which may serve as a significant disincentive for preservation of low income rental units.

According to the bond trustee, market rate one bedroom units at Harbor Pointe currently rent between $750 to $900 depending on location within the project and two-bedroom units rent between $950 and $1200. The assisted one and two bedroom units rent for $700 and $895 respectively. This translates to a current implied subsidy of at least $50/month for one bedroom units and $55/month for two bedroom units.

Market rates for Seabrook are on the average approximately $898 for a one bedroom unit, $1,064 for a two bedroom unit and $1,365 for a three bedroom unit, based on information provided by the bond trustee. These market rate rents are averaged to account for unit design variation. The average bond rate rental for a one bedroom is $860, $993 for a two bedroom and $1,270 for a three bedroom. This results in a current implied subsidy of $38/month for one bedroom units, $71/month for two bedroom units, and $95/month for a three bedroom unit.

The Monarch Hills leasing office reports average market rental rates of $800 for one bedroom units and $950 for two bedroom units. Assisted unit rental rates are $748 for one bedroom units and $885 for two bedroom units. These rent differentials

translate to $52/month for one bedroom units and $65/month for two bedroom units.

Cost Analysis

A total of 245 units, with a mix of 104 one-bedroom, 131 two-bedroom, and 10 three-bedroom units, are at risk of losing their low-income use restrictions during the ten year time frame (7/1/89 - 7/1/99) of the Housing Element analysis. The following discussion examines both the cost of preserving the units at risk and the cost of producing new rental housing comparable to replacing the units which could convert. A cost estimate has been developed for each option based on information provided by project trustees, area financing lenders, and information gathered from the Dana Point Housing Element Technical Report. Actual costs involved in each option will also depend on the rental and real estate market situation at the time the low-income use restrictions on the project expire.

Preservation Costs: Preservation of the 245 low-income units identified for Dana Point can be achieved in three ways: use of Section 8 rent subsidies, purchase and transfer of ownership to a non-profit or a public entity, or issuance of a new mortgage bond. The following estimates the costs associated with each option.

Refinance Mortgage Revenue Bond: The most feasible option to preserve the low-income use restriction on the 120 low income units in Harbor Pointe and Seabrook is to refinance the mortgage revenue bonds that were issued to the respective owners.

If refinanced, the project would be required by the 1986 Tax Reform Act to commit its 20 percent low-income units for the greater of 15 years or as long as the bond is outstanding. County records indicate a bond total of $14,500,000 for Harbor Pointe (three bonds at fixed rates ranging from 8.25 to 9.25 percent) and $31,000,000 for Seabrook (variable interest, convertible to fixed rate).

The owners of these projects can choose to prepay the remaining bond debt and opt out of the affordability controls. To extend the affordability of the units, the County can negotiate with the respective project owners to refinance the bonds; contact with Orange County indicates they may be interested in

negotiating with the project owners of Harbor Pointe and Seabrook. The County's costs to refinance the bonds would include: 1) the difference in interest rates on the remaining debt between the previous bond and the renegotiated bond packages; 2) three points on the size of bond to be paid up front by the County, and 3) administrative costs. Thus, the project owner may not have a financial incentive to refinance unless bond interest rates were well below rates on the initial bond, and were combined with other incentives. Refinancing the bond may more likely be used in combination with transfer of ownership to a non-profit.

Rent Subsidy: When the low income use restrictions on affordable units expire, Section 8 certificates can be used to subsidize the property owners for extending the affordability of the at-risk units. Under the Section 8 certificate program, HUD pays owners the difference between what tenants can pay (defined as 30 percent of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent on the unit. Fair market rents are established through neighborhood rent surveys, and differ for each project in Dana Point.

Section 8 certificates are only available to very low income households - households earning less than 50 percent of the County median income. Thus, use of Section 8 subsidies as a means of extending affordability controls on the City's at-risk units would not benefit tenants that are low-income. Actual income distribution of the existing tenants in three project is not available. This analysis assumes half of the tenants in the at-risk units are very low income households eligible for Section 8 subsidies.

The 1992 HUD median income for the Anaheim-Santa Ana region is $52,700. However, as rental rates based on this median income are well above affordable levels, HUD establishes the low and very low-income limit in this region according to the national median family income level of $38,600. Assuming the average very low-income household has an income at 30 percent of the adjusted regional median income, the average income of Section 8 recipients in Orange County would be $11,580. Under these assumptions, monthly housing costs affordable to Section 8 recipients are estimated to be approximately $290 (based on HUD's definition of affordable housing costs as 30 percent of household income).

The average fair market rents charged in the three "at-risk" projects in Dana Point are: $769 for one-bedroom units, $924 for two-bedroom units, and $1,270 for three bedroom units. Thus, the difference between housing costs affordable to very low income households (30 percent median income) and the average fair market rent are $479 for a one-bedroom unit, $634 for a two-bedroom unit and $980 for a three- bedroom unit. Given the unit mix in all three projects of 104 one-bedroom, 131 two-bedroom units and 10 three-bedroom units, with half of these units (52 one-bedroom, 66 two-bedroom, and five three-bedroom units) currently occupied by very low income households, the total cost of subsidizing the current rents for the 123 households eligible for Section 8 is estimated at $859,824 annually.

Replacing Inventory: Another way to maintain the low-income housing inventory in Dana Point is to replace the at-risk units by purchasing existing similar units or constructing new units by non-profit housing organizations or other low-income housing developers. However, with non-profit housing organizations controlling the ownership of the replacement units, low-income use restrictions can be secured and the units will become eligible for a greater range of government assistance programs.

Costs associated with replacing the at-risk units are high. Costs to purchase existing units are based on the units' current values, which are usually marked up to incorporate inflation and profit for the existing owners. The costs of developing new housing depend upon a variety of factors such as density, size of the units (i.e. number of bedrooms), location and related land costs, type of construction, and interest rates on construction and long-term loans.

The local Orange County office of a major lending institution (Home Savings of America) has indicated an estimated base value of $70,000 for a one-bedroom apartment unit, $90,000 for a two-bedroom apartment unit, and $100,000 for a three-bedroom apartment unit. To purchase 245 existing units or to construct new units similar to the at-risk units (104 one-bedroom, 131 two-bedroom, and 10 three-bedroom units) would require approximately $20.0 million. Assuming a ten percent down payment of $2 million, the potential owners of the replacement units would need to secure a mortgage loan of $18 million. Land and interest write-downs and rent subsidies may be available to reduce costs to non-profits.

Approximately $1.2 million would be available to offset the annual mortgage, assuming that rents would equal the maximum monthly rent for low-income households, and adjustments for vacancy (5%), management 3%), and operating expenses (35%) are made.

Units at Risk of Conversion After July 1, 1999: State law does not require an analysis of units that are at risk of converting after July 1, 1999 during the 1989-1999 housing element updates period. These units are, however, set out in Table 1 on Page 3 in order to facilitate long-range planning for them.

Cost Comparisons

Use of Section 8 subsidies has several drawbacks. First, only very low income households are eligible, rendering only 123 households of the total 245 at-risk households in the City eligible for assistance. In addition, rent subsidies do not ensure long-term unit affordability. The costs associated with rent subsidies are high, requiring approximately $859,824 annually (not including administrative fees). In addition, the waiting list for rental assistance in Orange County is several years, providing a significant disincentive for use as an affordable housing preservation strategy.

Because the costs to refinance an existing bond under the current owner(s) are based primarily on the outstanding debt, refinancing the existing bond is probably the least costly preservation option for bond-financed projects.

Whether to buy existing units or to build new units, cost associated with the replacement approach are considerably higher than the costs of refinancing the existing bonds or using Section 8 subsidies. An estimated $2 million in downpayment and $18 million in mortgage loan would be required to replace the at-risk units. Nevertheless, new construction or the acquisition of existing housing by the City or by nonprofits would assure the continued affordability of the units to a degree that subsidies would not. The following section discusses resources for preserving or replacing these units.

Resources for Preservation

This section discusses two types of resource available for preserving "at risk" units: a) financial resources potentially

available to purchase or supplement existing units, or to build replacement housing, and b) entities with the interest and ability to purchase and/or manage replacement units. Although the dispersal of assisted units in Dana Point among several market rate projects makes it less likely that units will be preserved through acquisition, this is still an important resource to consider for possible purchase or construction of replacement units.

Financing/Subsidy Resources: There is a variety of potential funding sources available for potential acquisition, subsidization or replacement of units at risk. Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required.

CDBG Funds: Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for funding a wide range of community development activities. Subject to certain restrictions, Dana Point could use some of its CDBG funds to assist in acquiring or subsidizing the "at risk" units so as to retain their availability for use as low income housing. Annual CDBG allotments for Dana Point generally average around $55,000 to $65,000.

Housing Authority Reserves: Other potential sources of funding are the reserves of housing authorities. The Orange County Housing Authority currently has roughly $8.5 million to use to provide housing opportunities throughout the County. This money is subject to some restrictions and priority is given to projects which provide for the leverage and recycling of funds.

General Revenues: The City does not currently fund housing programs out of general revenue funds and, consequently does not have any general revenue funds set aside for housing.

Redevelopment Set-Aside: Dana Point does not have a Redevelopment Agency or Project Area, and therefore does not have any redevelopment tax increment which could be used for housing preservation.

Orange County Affordable Housing Clearinghouse: The Orange County Affordable Housing Clearinghouse is a consortium of lending institutions and community groups focused on providing funds for affordable housing through team lending. Sixteen lending institutions are currently members of the coalition. Because the coalition is new and is still in the process of being

set up, it does not currently have a track record in the community. However the financial assets and expertise of coalition members suggest that this should be a significant source of funds for low income housing in Orange County in the future. When contacted, a representative of the Clearinghouse indicated that the Clearinghouse would be very interested in working with "at risk" units in Dana Point.

Administrative Resources: An alternative to providing subsidies to existing owners to keep units available as low income housing is for public or non-profit agencies to acquire or construct housing units to replace "at risk" units lost to conversion. Non-profit ownership assures the future availability of purchased units as low income housing. Three non-profit agencies in Orange County contacted for this analysis were potentially interested in purchasing and or managing "at risk" or replacement units in Dana Point.

The Orange County Community Housing Corporation (OCCHC): OCCHC is the oldest and largest non-profit affordable housing developer in Orange County. With assets exceeding $6.6 million, OCCHC has been involved in 14 developments throughout Orange County, including a 24-unit project in Dana Point. OCCHC participates in the management as well as the development of low income housing and expressed interest in "at risk" units in Dana Point.

Civic Center Barrio Housing Corporation: Civic Center Barrio Housing Corporation also has considerable experience in, and resources for, the development and or management of low income housing and has also expressed interest in "at risk" units in Dana Point. Barrio Housing owns and operates over 130 housing units in Orange County and San Diego County and has been involved in the development of over 400 affordable units. Barrio Housing has staff of three full time employees and has been operating in Orange County for 16 years.

Council of Orange County, Society of Saint Vincent De Paul: The Society of Saint Vincent De Paul has also expressed interest in "at risk" units in Dana Point. The Society provides many social services in Orange County such as food distribution and medical services. The Society is also in the process of developing a congregate housing project in Orange County and plans to continue to expand its housing operations. Including the value of donated time and goods, the Society has an annual revenue of $9.8 millon and employs a staff of 75 persons.

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, governmental, infrastructural, and environmental constraints to housing development in Dana Point are the subjects of this section.

Market Constraints

The high cost of renting or buying adequate housing is the primary ongoing constraint to assuring adequate housing in the City of Dana Point. The major components of housing costs are: land, construction costs (materials and labor), financing, and profit/marketing/overhead. The relative cost of each of these will vary significantly depending on the location of the development and type of house being built.

Land: Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. According to the local Board of Realtors, residential land in Dana Point costs approximately $80 to $90 per square foot on parcels zoned for single family development, and approximately $40 per square foot on parcels with multi-family zoning. Based on average sales prices and unit sizes in the City, land costs comprise an average of 45-50% of the final sales prices of a home in Dana Point. As less land becomes available for residential development in Dana Point, land costs can be expected to increase. Left alone, the escalating market price of land will encourage mainly higher priced development. Increasing allowable densities in existing multi-family zones would reduce the per unit cost of land, but may also result in increasing the market price for land. For this reason, density bonuses rather than permanent density increases may be the preferred vehicle for reducing land costs. The Housing Element contains a program to allow density bonuses of up to 25 percent for affordable and special needs housing.

Construction Costs: In most locales, construction costs (including building materials and labor costs) comprise the largest cost component of residential sales prices. In areas such as Dana Point where land costs comprise a much greater proportion of housing cost, construction costs represent a relatively

smaller proportion of the final sales price (approximately 30%). According to the Construction Industry Research Board, overall construction costs rose over 30 percent between 1980 and 1988, with the rising costs of energy a significant contributor. Construction costs for wood frame, single-family construction of average to good quality range from $40 to $55 per square foot of structure, custom homes and units with extra amenities running somewhat higher. Costs for wood frame, multi-family construction average approximately $42 per square foot, exclusive of parking.

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. Skilled construction crews who will work for less than union wages can also reduce construction costs. Manufactured housing (including both mobile home and modular housing) can provide for lower priced housing by reducing construction and labor costs. An additional factor related to construction costs is the volume of units constructed at a given time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Financing: The residential cost component which has risen most rapidly in recent years is the cost of financing; for both developers and homebuyers. Interim financing required by developers, including land and construction loans, comprises up to 12 percent of the final housing sales price. Some mortgage financing carries variable rates, which offer an initial lower interest rate than fixed financing. The ability of lending institutions to raise rates to adjust for inflation will cause many existing households with variable rate mortgages to find themselves overextended financially, as well as a return to a situation where high financing costs substantially constrain the housing market. However, the single biggest obstacle for most first-time home buyers continues to be the 10-20 percent downpayment required by lending institutions.

The average sales price of homes sold in Dana Point during the month of April 1990 was $262,581 (refer to Table 16 in Housing Element Technical Report). A $262,581 mortgage amortized over 30 years at an interest rate of 10.5 percent would result in monthly house payments of $2,162. This level of payment

effectively excludes Dana Point's very low, low and moderate income households from the for-sale housing market.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage downpayment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose the number, amount, and location (by Census tract) of mortgage and rehabilitation loans originated or purchased. Annual HMDA Reports for Security Pacific Bank were reviewed to evaluate whether residential financing is generally available in Dana Point's lower income Census tracts, consisting of tracts 422.01, 422.02, 423.10 and 423.13 (refer to Figure 2 in Housing Element Technical Report for Census tract boundaries). HMDA reports for the years 1987 - 1989 indicated single and multi-family mortgage loans have been issued in each of these Census tracts, with a total of 75 loans originated by Security Pacific during the three year period. While only 8 home improvement loans were issued by Security Pacific in these Census tracts during this period, based on evidence of rehabilitation activity, home equity loans were likely used to finance the majority of residential rehabilitation improvements; home equity loans are not currently tracked by the HMDA reports.

Profit, Marketing and Overhead: Developer profits generally comprise 10 to 15 percent of the selling price of single-family homes with a slightly lower percentage for condominiums. However, in high demand market situations and in communities like Dana Point where the local market demand for housing is high in comparison to the available housing supply, developers are able to command higher prices and realize greater margins of profit.

Rising marketing and overhead costs have contributed to the rising costs of housing. Inflation has spurred much of the increase in marketing and overhead. Intense competition among developers has necessitated more advertising, more glamorous model homes and more expensive marketing strategies to attract buyers.

In an area like Dana Point with a strong demand for housing, speculation in the housing market further inflates housing costs. Such real estate speculation is fostered by the national and even international market for housing within Dana Point.

Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvements requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

Land Use Controls: Consistent with the Land Use Plan, the proposed Draft Zoning Ordinance permits a wide range of residential densities, including single family detached unit at up to 3 units per net acre (RSF 2 and RSF 3), and family detached and attach units at up to 14 units per net acre (RSF 4, RSF 7, RSF 8, RSF 12, and RSF 14), duplex units at up to 154 units per acre (RD 14), mobile home parks at up to 10 units per acre (MHP 10), and multi-family residential development at densities ranging between 7 and 30 units per acre (RMF 7, RMF 12, RMF 14, RMF 22, and RMF 30). The Zoning Ordinance also permits mixed commercial/residential development, allowing up to 10 units per net acre when residential and commercial development are combined in the same building or on the same parcel. The land inventory indicates that these densities are sufficient to accommodate the City's housing needs during the 1989-1994 planning period.

The proposed development standards, including heights, setbacks, and lot coverage, closely resemble the standards set forth in the pre-incorporation specific plans that governed development in Dana Point. Front yard setbacks generally range between 10 and 20 feet; interior side yards range between 5 feet for single family and 10-15 feet for multi-family development; and rear yard setbacks range between 15-30 feet for single family zones and 15-20 feet for multi-family zones. Lot coverage requirements range between 35 and 60 percent for single family zones and 50-60 percent for multi-family zones. These standards are similar to standards employed in many Orange County jurisdictions and are not considered an undue constraint to development.

In both single-family and multi-family development, the Draft Zoning Ordinance requires 2 covered parking spaces per unit. Additionally, multi-family development must provide between 1/3 and 1/2 parking space per unit for guest parking depending upon the number of units in the project. Parking requirements for senior citizen housing are less: 1 covered space per unit for Senior Citizen Units and 1 space per 2 units for Senior Citizen Housing Complexes. These parking requirements are similar to parking requirements in Orange County and other cities in Orange County and are not considered to be a constraint to development.

Under the Draft Zoning Ordinance, all residential projects in excess of 2,000 square feet will be subject to design review. Criteria for design review are general and include such factors as avoiding traffic congestion; ensuring the public health, safety and welfare; preventing adverse effect on neighboring property; ensuring consistency with the General Plan; and providing suitable and functional development design.

Fees and Improvements: Various fees and assessments are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit which will be derived.

Table 24 in the Housing Technical Report presents a comprehensive list of fees associated with development in the City. The City's planning and building fee schedule is the same as that used by the County of Orange. The total amount of fees varies from project-to-project based on the complexity of the project and related project impacts. Among the highest development fees are those for schools and parks. While the school fees ($2,340 for a 1,500 square foot unit) are comparable to those levied in nearby jurisdictions, the park fees (between $1,600 and $6,800 per dwelling depending on the density) are higher than other nearby jurisdictions.

The City has adopted the County of Orange street standards which are not considered excessive and do not unduly add to the cost of development. Street requirements vary based on average daily traffic. Local streets with less than 200 average daily trips are required to have a 28-foot curb-to-curb width and a 40-foot right-of-way, whereas local streets with up to 1,200 average daily trips must have a 34-foot width and 48-foot right-of-way.

The City has recently contracted for the preparation of a study to assess service and impact fees in the City. The study, which is due to be completed in mid-1991, will evaluate the appropriateness of existing service in the City and will assess potential new impact fees that the City may levy.

Building Codes and Enforcement: The City of Dana Point has adopted the 1988 State Uniform Building, Housing, Plumbing, Mechanical and Electrical Codes. The City has also adopted the County of Orange Fire Sprinkler Ordinance which calls for mandatory residential fire sprinkler systems in new residential development. The installation of fire sprinklers adds between $1.00 to $1.50 per square foot to the initial cost of development, with multi-family structures the least costly to install and custom single-family homes the most costly. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare.

Local Processing and Permit Procedures: The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The review process in Dana Point is governed by two levels of decision-making bodies: the City Council and the Planning Commission. There are no special Boards or Commissions, such as design review or traffic, which review development applications in the City.

Average processing time for residential projects varies based on project complexity. Residential projects that require building permits only are typically approved within two to four weeks of submittal of all required correct information. Development projects which require Planning Commission approval take an average of six months to reach public hearing. This time frame is highly dependent on the applicant's accurate and timely response to City staff comments. City staff responds with written comments within 30 days of submittal of project application. The City of Dana Point has Coastal Commission permit authority for most of its jurisdiction, thereby avoiding dual processing by the City and Commission. The Monarch Beach portion of Dana Point has not adopted a Local Coastal Program and is thus subject to regulation by the Coastal Commission. Coastal Commission review generally takes eight to twelve weeks upon submittal of complete application materials.

Environmental Constraints

Portions of Dana Point are exposed to a variety of environmental hazards and resources which may constrain the development of lower priced residential units. Although these constraints are primarily physical and hazard related, they are also related to the conservation of the City's natural resources. The following summary of environmental constraints has been excerpted from the Dana Point Master Environmental Assessment.

Flood Hazards: The U.S. Department of Housing and Urban Development (HUD), through its Flood Insurance Program, has identified three designated floodways in Dana Point. These floodways are San Juan Creek, Salt Creek, and Prima Deshecha Canada, and are mapped in Figure 11-3 of the Dana Point Master Environmental Assessment.

The City of Dana Point participates in the National Flood Insurance Administration program through the Federal Emergency Management Agency (FEMA), which provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas. To qualify for the program, the City must identify flood hazard areas and implement a system of protective controls, which must include stipulations regarding land uses within the designated floodplain and floodway. Development is prohibited in the floodway, unless encroachments would not obstruct flows and would not result in increased flood levels.

Seismic Hazards: Like the entire Southern California region, the City of Dana Point is located within an area of high seismic activity. Based upon their historic seismicity, the San Andreas, San Jacinto, Elsinore-Whittier, and Newport-Inglewood faults are considered to be active and capable of producing significant ground shaking in Dana Point. While none of these faults actually traverse the City, the Newport-Inglewood fault runs approximately four miles southwest of the City, and could generate significant groundshaking. In addition to groundshaking, seismic activity could also generate ground rupture, liquefaction, landslides, tsunamis and seiches. Soils susceptible to liquefaction within the City are located along San Juan Creek, Beach Road/Doheny Beach, Doheny Village, and portions of the Pacific Coast Highway/Palisades Drive commercial area. Landslides and rockfalls would be anticipated during an earthquake along the steepest portions of the terrace bluffs

along the coast. Places in Dana Point that may be susceptible to seiche hazards include reservoirs, the sewage treatment plants near San Juan Creek and artificial lakes within planned residential communities. Recommendations and land use restrictions to address these seismic hazards have been developed as part of the Safety Element.

Hazardous Materials: Hazardous materials can be classified into four basic categories: toxins, flammables, irritants, and explosives. Because of their widespread use, it is assumed that each type of hazardous material is either transported through, used, or stored to some degree within Dana Point. The transportation of hazardous materials to and from sites poses potential risks of upset. The major transportation routes within the study area include the San Diego Freeway, Pacific Coast Highway, the arterial roadways serving the commercial areas, and the Atchison, Topeka & Santa Fe Railroad. The potential threats posed by transportation accidents involving hazardous materials include explosion, physical contact by emergency response personnel, exposure, or release into drinking water sources. Recommendations, restrictions, and safety precautions related to hazardous materials are integrated into the Safety Element.

Urban/Wildland Fires: The Orange County Fire Department (OCFD) is responsible for providing fire protection services to the Dana Point area. According to the OCFD, there are no major fire hazards in Dana Point. The northwestern portion of the City contains the only remaining open chaparral in Dana Point, making it susceptible to wildland fires.

Urban fires have the potential to result in personal injury or loss of life, and damage or destruction of structures. Certain urban development scenarios pose more difficult fire protection problems. These scenarios include multi-story, wood frame, high density apartment development; multi-story office, research and development structures; large continuous development areas with combustible roof-covering materials; residential developments in outlying hillside areas with limited fire flows; and uses storing, handling, and using hazardous materials onsite.

Biological Resources: In addition to seismic hazards, floodplains, hazardous materials, and areas subject to fire hazards, some limited areas of biological resources remain in Dana Point. Small, isolated pockets of chaparral and coastal sage scrub occur among residential and commercial develop-

ments. Since many of these islands of vegetation are affected by human use, the biological value of these lands has been greatly reduced.

Infrastructure Constraints

Adequate infrastructure and public services are necessary to accommodate future residential development. The deficiencies that presently exist are primarily a result of recent growth and development pressures within the City, although increased consumption by existing customers is also a factor. The following sections discuss the availability of water, sewer, solid waste, educational services and street capacity to accommodate additional growth in Dana Point, and are presented in greater detail in the Dana Point Master Environmental Assessment.

Water: Approximately 70 percent of the water consumed in Orange County is imported via the facilities of the Metropolitan Water District, with groundwater supplying the remaining 30 percent of the area's water. The southern and northeastern portions of the County are the most dependent on imported water supplies due to the lack of a local groundwater supply. With minor exceptions, Dana Point is almost entirely dependent upon imported water.

Water for the City of Dana Point is provided by four water districts: Moulton Niguel, South Coast, Capistrano Valley, and Capistrano Beach County Water District. According to district officials, all transmission lines are in good condition, and water pressures are adequate to meet fire flow requirements.

Wastewater: Dana Point is served by four sanitary districts - Dana Point Sanitary, South Coast Water, Capistrano Beach Sanitary, and Moulton Niguel Water. Three of these Districts--Dana Point, Moulton Niguel, and Capistrano Beach--are members of the South East Regional Reclamation Authority (SERRA). SERRA's treatment plant, located in the City of Dana Point, has a maximum treatment capacity of 13.0 mgd per day. Currently, the plant treats an average of 11.0 mgd, leaving a reserve capacity of 2.0 mgd. SERRA officials are currently examining the feasibility of expanding the treatment plant's capacity by 2.0 mgd in order to treat sewage that is currently treated at the Capistrano Beach Sanitary District treatment plant.

The South Coast Water District and Moulton Niguel Water District are both members of the Aliso Water Management Agency, which operates the Regional Coastal Treatment Plant in Laguna Niguel. The Coastal Treatment Plant has a treatment capacity of 6.0 mgd. Adequate capacity is available in these two treatment plants to accommodate future growth projected in Dana Point. While the wastewater systems are in good-to-excellent condition throughout most of Dana Point, older sewer lines in the Capistrano Beach Sanitary District will require repairs and replacement.

Solid Waste: The City of Dana Point contracts with Solag Disposal, Inc. for solid waste disposal. Solag transports the City's waste to Prima Deshecha Landfill, which accepts an average of 3,000 tons of waste per day. Assuming State recycling and source reduction objectives are achieved, Prima Deshecha has a remaining capacity exceeding twenty years. The City of Dana Point has contracted with Solag Disposal to implement an experimental curbside recycling program in the City which will initially involve 1,000 households. If the program is successful, curbside recycling may be expanded to the entire City. In addition, the City is in the process of preparing the State-required Source Reduction and Recycling (SRR) Element in order to meet the State requirements of reducing the solid waste stream by 25% by 1995 and 50% by the year 2000.

Education: The Capistrano Unified School District (CUSD) administers public schools for Dana Point, as well as several other neighboring localities. The District has experienced an 8 percent growth during the last year. As the existing enrollment data contained in the Dana Point Master Environmental Assessment indicates (Table 15-3), the enrollment at most of the schools attended by Dana Point students exceeds the capacity for which they were designed. However, all students are adequately housed through the extensive use of relocatable classroom facilities. The District regularly adds these relocatable classrooms on an interim basis to accommodate student growth generated by new development. Where site constraints limit the placement of relocatable classrooms, busing is used to transport students to other schools.

Local funding sources for new school facilities include a combination of developer fees, Mello-Roos funds, developer agreements, and local bonds. The implementation of these funding mechanisms, coupled with any future State bond funds, is still not adequate to eliminate the overcrowding that occurs as

a result of student population growth caused by new development. The District must consider other options of increasing the capacity of existing facilities, such as extended school schedules.

Street Capacity: The substantial increases in development experienced by Dana Point in recent years has resulted in related increases in traffic generation. As part of the Circulation chapter (14.0) in the Dana Point Master Environmental Assessment, an analysis of traffic volumes was conducted throughout the City. The heaviest volumes of traffic in Dana Point occur along Pacific Coast Highway and Crown Valley Parkway, and to a lesser degree along Del Obispo, del Prado, and Golden Lantern. However, as the City and surrounding areas continue to develop, traffic congestion can be expected to worsen. If adequate street improvements and demand management mechanisms are not implemented and traffic congestion is permitted to increase to unacceptable levels, the lack of an adequate street system may in turn serve as a constraint to future housing development. The Circulation Plan developed as part of the City's Circulation Element provides the framework for development of an adequate circulation system in Dana Point.

HOUSING GROWTH POTENTIAL

This section of the Housing Element evaluates the potential additional residential development which could occur under the Dana Point General Plan and the relationship of this growth to the City's share of regional housing needs.

Regional Housing Need

State law requires jurisdictions to provide for their share of regional housing needs. Normally, as part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) estimates five year housing needs for cities within its jurisdictions. However, because the City of Dana Point was unincorporated at the time the last estimates were prepared in 1988, the RHNA does not provide 1989-1994 estimates for the corporate boundaries of Dana Point. However, SCAG has separately prepared an estimate of the percentage of housing units required to be affordable to Very Low, Low, Moderate, and High Income groups during the July,

1989, to July 1994, period. These percentages can be used in estimating future housing needs within each income category.

Future housing growth for the City can be estimated by factors such as past growth rates and the amount of available land. Taking into account these factors, it has been estimated that the City of Dana Point will grow by 1,000 units during the five year period between 1989 and 1994 (this represents approximately half of the City's remaining theoretical capacity for new residential development). This total can be further divided among HUD's four income groups to identify the types of households to be provided for. Table H-4 shows the City's total five year estimated growth need and distribution of this need by income group. The percentage allocated to each income group is based upon the distribution of regional income as determined by SCAG.

TABLE H-4
FIVE-YEAR REGIONAL HOUSING GROWTH NEEDS

INCOME CATEGORY	1989-1994 HOUSING UNIT GROWTH NEED[1]	
Very Low (0-50% County median)	233 units	23.3%
Low Income(50-80% County median)	181 units	18.1%
Moderate Income(80-120% County median)	191 units	19.1%
Upper Income (over 120% County median)	395 units	39.5%
TOTAL	1,000 units	100%

[1]Projection based upon City of Dana Point building permit activity between June, 1989 and October 1990. During this 17-month period, 337 net new units were added to the City's housing stock. This represents an annual growth rate of 240 units. The 1989-1994 projection assumes a growth rate of 200 units per year which is slightly less than the City's recent growth rate. The lower growth rate is used in the 5-year projection due to the limited amount of vacant land remaining in the City and an indication of decreased building activity.

Source: Southern California Association of Governments,
Cotton/Beland/Associates, Inc.

Residential Development Under Land Use Plan

Planned development in Dana Point began as early as 1924 on the bluffs above Capistrano Beach. Development of the bluffs and Capistrano Beach area accelerated during the 1940s, -50s,

and -60s. During the 1970s the Dana Point harbor was completed, and further development occurred on the Dana Point shore along what is now Monarch Beach. Large amounts of the City's inland areas, including many planned communities, were developed during the 1980s. Today, only approximately 7% of the City's land remains undeveloped. Thus, most new development in the City will occur on the remaining vacant land and through recycling and mixed commercial/residential use.

Based upon the City's Land Use Plan, the City has a residential holding capacity of approximately 16,100 dwelling units, providing for a potential increase of approximately 2,124 housing units over the January, 1990 total of 14,012 units. The Land Use Plan provides for a mix of unit types and densities, including low density single family units, medium density townhomes, higher density apartments, and mixed-use projects which allow for combined office and residential uses. Table H-5 shows the existing and potential dwelling units under each General Plan land use category, as well as the potential net increase within each category.

Between July, 1989, and October, 1990, the City issued building permits for 333 net new housing units for all income groups as described in Table H-6. This means that the City has already approved approximately 33 percent of the total estimated 1,000 units needed between July, 1989, and July, 1994. Therefore, the City has a remaining need for 667 units between the present and 1994. Table H-5 (seventh column) shows that the City has the capacity for approximately 2,124 additional housing units under its Land Use Plan. This means that there is ample capacity to accommodate the additional 667 units needed by 1994.

Table H-4 in the Housing Element breaks down the 1,000 unit goal amount in the four income categories--very low, low, moderate, and high. The Table shows that the City has a need for 414 low and moderate income housing units for the 1989-1994 period. Housing built at densities in excess of 25 units per acre is considered by the State to be affordable to lower income households. Table H-5 shows that the City has a remaining capacity for 94 new units in the Residential 22-30 category, which would yield an average density of 26 units per acre. Table H-5 also shows that the Commercial/Residential category has a capacity for 144 units. When combined with commercial development, residential development in this category will yield costs that are comparable to the costs of developing housing at a density of 30 dwellings per acre. Therefore, between these

TABLE H-5
RESIDENTIAL DEVELOPMENT POTENTIAL UNDER LAND USE PLAN

Land Use Category	Existing Dus 1/90	Net Acres Vacant	DU/ Acre Factor	Potential Dus/ Vacant Land	Net Acres Underdeveloped Land	Potential Dus/ Underdeveloped Land	Potential Dus/ Vacant & Underdeveloped Land	Maximum General Plan Buildout
Residential 0-3.5	162	0	3.0	0	0	0	(-4)[1]	158
Residential 3.5-7	7,550	133.6	6.0	802	0	0	802	8,352
Residential 7-14	3,235	67.3	9.64	649	16.5	159[2]	808	4,043
Residential 14-22	2,511	14.5	18.0	261	1.7	19[3]	280	2,791
Residential 22-30	264[6]	0	26.0	0	12	94[4]	94	358
Commercial/ Residential	290[7]	5.5	10.0	55	17.8	89[5]	144	434
TOTAL	14,012	213.6	-	1,767	47.0	361	2,128	16,136

Source: Dana Point Land Use Element; Land Use Element Technical Report.

1 There has been a reduction in the amount of land zoned for Residential 0-3.5. This accounts for the net reduction of units in this category at plan buildout.

2 Assumes virtually all of the existing underdeveloped acreage in this category which consists of open space and single-family development will ultimately recycle to the allowable Residential 7-14 density.

3 Assumes that approximately 60% of the underdeveloped acreage which is currently used for private parks or other recreational purposes will recycle to higher densities.

4 Assumes that approximately 30% of the underdeveloped acreage, the majority of which is developed at the Residential 7-14 density, will recycle to the higher Residential 22-30 density.

5 Assumes that approximately 50% of the underdeveloped acreage in this category will recycle to a higher density. Existing uses on this underdeveloped land include principally single-family residences, retail commercial, and community facilities.

6 The City's new Land Use Plan eliminates the Residential 30-43 category. The land in this category is now included in the Residential 22-30 category. The 185 units which were located in the Residential 30-43 category were added to the number of units shown to exist in the Residential 22-30 category.

7 The 256 existing mobilehome units were added to the number of units shown to exist in the Commercial/Residential category.

two residential land use categories, the City has a theoretical capacity to accommodate 238 additional units affordable to lower income households. This leaves a shortfall of 176 from the needed 414 units.

This shortfall can be made up through the City's density bonus program. When applied to the Residential 14-22 category, a 25 percent density bonus will yield a density of 27.5 units per acre. Assuming the approximately 50 percent of the 14.5 vacant acres in the Residential 14-22 category are developed in accordance with the density bonus provision at the density of 27.5 units per acre, this would yield 199 units--more than enough to meet the shortfall described above.

TABLE H-6
INCOME RANGE OF DWELLING UNITS
BUILT SINCE JULY 1989

INCOME GROUP	NUMBER OF UNITS
Very Low	20
Low	8
Moderate	9
High	296
Total	**333**

HOUSING ELEMENT GOALS AND POLICIES

This section of the Housing Element contains the goals and policies which address a number of important housing-related issues. The following five major issue areas are addressed by the goals and policies: 1) housing opportunities; 2) housing maintenance and preservation; 3) affordable housing; 4) fair housing; and 5) environmental sensitivity. Each issue area and the supporting goals and policies are identified and discussed in this section.

As a part of the City's Local Coastal Program, coastal resources planning and management policies contained in this Element are identified by parenthetical reference to the applicable sections of the California Coastal Act.

HOUSING OPPORTUNITIES

While Dana Point has a large, affluent population of home-owners, the City also possesses a significant number of persons on low or fixed incomes and persons with special housing needs (e.g., elderly, handicapped, female-headed households, and the homeless). According to SCAG estimates, approximately 75% of the City's lower income residents are spending more than 30 percent of their income on rent or mortgage payments. An estimated 8.6 percent of Dana Point's households are headed by women, many of whom have dependent children and need both affordable housing and child care services. Finally, in part due to its coastal location, the City has attracted a moderate number of homeless people.

As a new City, Dana Point is just beginning to develop programs to provide for new, or the maintenance of, existing affordable housing. Several hundred affordable inclusionary units were built in the City under the Orange County Inclusionary Program and the Coastal Act; however, the elimination of the County Inclusionary Program and inadequate administration of the Coastal Act Program have resulted in a sharp decline in the number of inclusionary units built during the last half of the 1980s. Some units have been developed in the City separately by non-profit corporations. In addition, the City has approved some affordable units since incorporation through density bonus incentives.

The City encourages the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs of all groups. The provision of a balanced inventory of housing in terms of unit type (e.g., single-family, multiple-family, mixed use), cost, and style will allow the City to fulfill a variety of housing needs.

GOAL 1: Provide a variety of residential developments and adequate supply of housing to meet the existing and future needs of City residents.

Policy 1.1: Provide a variety of housing opportunities for all income levels of the City.

Policy 1.2: Support innovative public, private and non-profit efforts in the development and financing of affordable housing, particularly for lower income households, the elderly, large families, the physically impaired, and single parent households.

Policy 1.3: Encourage incentives to assist in the development of affordable housing such as: 1) reducing permit processing time and waiving or reducing applicable permit fees; 2) on-site density bonuses when appropriate; 3) tax-exempt financing; 4) City participation in on- or off-site public improvements; 5) flexibility in zoning or development standards.

Policy 1.4: Support the participation of Federal, State or local programs aimed at providing housing opportunities for low and moderate income households including shared equity lending programs.

Policy 1.5: Monitor and protect the supply of affordable housing by enforcing existing deed restrictions, subsidizing units that convert to market-rate, restricting the sale of future affordable units, restricting condominium conversions, and supporting programs for the rehabilitation of affordable housing.

Policy 1.6: Encourage the development of child care facilities coincident with new housing development, and consider the use of incentives.

Policy 1.7: Balance the need for public services and community resources and employment opportunities for future increases in population. (Coastal Act/30250)

Policy 1.8: Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Policy 1.9: Require that housing constructed expressly for low and moderate income households not be concentrated in any single portion of the City.

Policy 1.10: Facilitate the purchase by existing tenants of rental units converted to condominium ownership where conversions are considered appropriate.

Policy 1.11: Conserve affordable housing opportunities in the City through implementation of State requirements for replacement of low and moderate income housing.

Policy 1.12: Encourage inclusion of affordable units where feasible in new residential construction.

Policy 1.13: Provide rental subsidies and rehabilitation assistance for room additions to alleviate overcrowding.

Policy 1.14: Consider requirements for providing affordable housing for employees of hotel and resort developments. (Coastal Act/30213)

Policy 1.15: Provide for mixed commercial/residential land uses to create additional housing opportunities.

Policy 1.16: Consider flexibility in development standards to allow for single room occupancy facilities for low income individuals. (Coastal Act/30213)

Policy 1.17: Evaluate housing cost increases resulting from any new City requirements.

MAINTENANCE AND PRESERVATION

Overall, the City's housing stock is young and in good condition. Nevertheless, by the year 2000, approximately one-quarter of the City's housing stock will be over 30 years old, the age at which it begins to require major repairs. Certain areas of the City, such as the Capistrano Beach area, already contain significant numbers of dwelling units in need of repair. Furthermore,

documented overcrowding in the Lantern District will likely hasten unit deterioration and decrease the useful life of structures. Residents of Dana Point have made relatively little use of available CDBG funds for housing rehabilitation.

The goal of housing preservation is to protect the existing housing stock and avoid a degree of physical decline that will require a large rehabilitation effort to restore quality and value.

GOAL 2: Maintain and enhance the positive aspects of existing residential areas.

Policy 2.1: Support a code enforcement program to help maintain the physical condition and appearance of neighborhood areas.

Policy 2.2: Provide neighborhood conservation and residential rehabilitation programs which offer financial and technical assistance to owners of lower income housing property to enable correction of housing deficiencies.

Policy 2.3: Provide adequate standards for remodeling and expanding existing dwellings to ensure compliance with minimum State and Uniform Building Codes.

Policy 2.4: Minimize the displacement impacts occurring as a result of residential demolition.

Policy 2.5: Encourage the retention of existing single-family neighborhoods and mobile home parks which are economically and physically sound.

AFFORDABLE HOUSING SUPPORT SERVICES/FAIR HOUSING

Residents of the City of Dana Point already benefit from the use of CDBG rehabilitation loans, Section 8 certificates and vouchers, the Senior Citizen Homesharing Program sponsored by South County Senior Services, and the Telephone Hiring Exchange, operated by the City of Dana Point to assist community members in finding employment. However, given the need for affordable housing and related support services that exist in the City, the use of these services should be expanded.

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents..

GOAL 3: Provide support services in meeting the needs of the City's low and moderate income residents and ensuring fair housing opportunities.

Policy 3.1: Encourage support services for the elderly through the provision of housing services related to in-home care, meal programs, and counseling.

Policy 3.2: Work with area social service providers in addressing the needs of the homeless population. Incorporate provisions in the City's Zoning Ordinance to permit the development of transitional and emergency housing in specified locations.

Policy 3.3: Continue to operate the Telephone Hiring Exchange to assist community members in finding employment.

Policy 3.4: Provide active support and participation with the Orange County Fair Housing Board to provide fair housing opportunities.

Policy 3.5: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, age, sex, and marital status.

Policy 3.6: Support the South County Senior Services Homesharing Program to match elderly and low and moderate income individuals who want to share housing costs in a joint living arrangement.

ENVIRONMENTAL SENSITIVITY

As an urbanized environment, various land uses in Dana Point are developed in close proximity of one another. Ensuring that residential growth is sensitive to the existing environmental setting is an ongoing concern in the City. Development will be accommodated which is coordinated with available community resources and infrastructure, and which is designed to minimize impacts on the built and natural environment.

GOAL 4: Ensure that new housing is sensitive to the existing natural and built environment.

Policy 4.1: Ensure that infill development is compatible in design with existing neighborhood character.

Policy 4.2: Encourage protection of residential neighborhoods from excessive noise, as a result of traffic and incompatible land uses. (Coastal Act/30250)

Policy 4.3: Coordinate new residential development with the provision of infrastructure and public services. (Coastal Act/ 30250)

Policy 4.4: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 4.5: Locate higher density residential development close to public transportation.

Policy 4.6: Encourage provision of recreation facilities within multiple family developments.

Policy 4.7: Promote use of San Diego Gas and Electric's energy surveys and Winter Assistance Programs by City residents and businesses.

Certain policies included in the Housing Element serve as coastal resources planning and management policies that are part of the City's Local Coastal Program (LCP). Table H-7 identifies the required components or issue areas of the LCP included in the Housing Element.

TABLE H-7
HOUSING ELEMENT
LOCAL COASTAL PROGRAM REFERENCE MATRIX

Required Component/Issue Area (Coastal Act Section)			
	Shoreline Access (30210-212.5)		Agriculture (30241-242)
*	Visitor Serving and Recreational Facilities (30213)		Soil Resources (30243)
	Water-Oriented Recreation (30220-224)		Archaeological/Paleontological Resources (30244)
	Water and Marine Resources (30230-232)	*	Locating and Planning New Development (30250, 252, 255)
	Diking, Filling and Dredging (30233)		Coastal Visual Resources (30251)
	Commercial Fishing and Recreational Boating (30234)		Hazard Areas (30253)
	Shoreline Structures/Flood Control (30235-236)		Public Works (30254)
	Environmentally Sensitive Habitat (30240)		Industrial Development and Energy Facilities (30260-264)
*	Indicates that the Coastal Act issue areas described in this table are included in the Housing Element.		

The goals and policies described in the Housing Element are related to and support subjects included within other General Plan elements. In turn, many goals and policies from the other elements directly or indirectly support the goals and policies of the Housing Element. These supporting goals and policies are identified in Table H-8.

TABLE H-8
HOUSING RELATED
GOALS AND POLICIES BY ELEMENT

Housing Issue Area →	Related Goals and Policies by Element								
	Land Use	Urban Design	Housing	Circulation	Noise	Public Safety	Conservation/ Open Space	Public Facilities and Growth Management	Economic Development
Housing Opportunities	1.1-1.4, 7.5			1.6, 5.2				1.1, 4.1, 4.5, 4.6, 5.1, 5.3, 5.7, 5.8, 8.1, 8.6	1.1
Maintenance and Preservation		2.4							1.1, 2.5, 3.4
Affordable Housing Support Service/Fair Housing				4.3, 4.6, 5.3					1.1, 2.5
Environmental Sensitivity ← →	1.3, 2.1, 2.2, 3.1, 4.1-4.2, 5.1-5.5, 8.1, 8.11, 9.1-9.3	1.2, 2.4, 2.5, 5.5, 5.6, 7.1-7.3		5.2	2.1-2.2, 2.4-2.5	1.3-1.9, 1.12, 1.20, 1.21, 2.1, 3.9, 4.2, 4.3	2.2, 2.7-2.9, 3.2, 4.1, 4.2, 5.2, 6.1, 6.2	1.4-1.6, 2.1, 2.2, 3.5, 5.7, 5.8, 6.3, 7.1-7.3, 7.5-7.11	1.1, 4.3

THE HOUSING PLAN

The City's housing goals and policies are implemented through the housing programs. Housing programs define the specific actions that the City will take to achieve the goals and policies.

State law requires the Housing Element programs be designed to accomplish the following:

- Conserve and improve the condition of existing affordable housing;
- Provide adequate sites to achieve a variety and diversity of housing;
- Assist in the development of affordable housing;
- Address and, where necessary, remove governmental constraints; and
- Promote equal housing opportunities.

The programs outlined in this section are grouped according to these five issue areas. Each program description includes a discussion of previous program accomplishments (where appropriate) and future program goals. Since the City only recently incorporated, the discussion of previous accomplishments for specific programs concerns implementation under the County of Orange.

The site availability analysis in the Needs, Opportunities, and Constraints section of this document indicates that there is sufficient capacity under the Land Use Plan to accommodate the estimated need for 1,000 additional housing units between July, 1989, and July, 1994. Since July, 1989, the City has issued permits for 333 net new housing units. This leaves a remaining need of 667 units, which can be accommodated under the Land Use Plan which has an approximate capacity for 2,124 additional housing units.

Table H-4 shows that there is a future need for 414 low and very low income housing units between 1989 and 1994. As shown in Table H-5, the Land Use Plan contains a high density residential designation that allows for between 22 and 30 units per acre, a density which makes low and very low income housing feasible. Within this category there is a remaining capacity for 94 units. The Land Use Plan also contains a new mixed use, commercial/residential designation which allows up to 30 DUs per acre and therefore also makes low and very low income housing flexible. Within this designation there is an estimated capacity for an additional 144 units.

In addition to the land use designations for high density residential use, the Housing Plan includes several programs which will further facilitate the development of affordable housing. The Density Bonus Program allows the State-required density bonus of 25 percent for affordable units. The Housing for Visitor Serving Uses Program will require new visitor serving uses to provide affordable housing for their low-wage employees. Finally, the Housing Plan calls for permitting emergency shelters, transitional housing, Single Room Occupancy Hotels (SROs), and second units under the City's Land Use Plan.

State law also requires that the Housing Element include a schedule for implementation and identify the agencies or officials responsible for implementation. Table H-9 at the end of this section contains a list of all the housing programs and provides an implementation schedule for the housing programs.

CONSERVATION AND IMPROVEMENT OF AFFORDABLE HOUSING

1. Residential Rehabilitation Program (CDBG)

Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for a wide range of community development activities which benefit lower income households. When a City reaches a population of 50,000, it may become an entitlement City, meaning that the City may administer the distribution of CDBG funds within its jurisdiction. Because the City of Dana Point's population is under 50,000, it must rely upon the Orange County Housing/Community Development Program Office, which distributes CDBG funds through the Home Improvement Program. Areas that have been designated as target areas under the Federal Community Development Block Grant Program qualify automatically for certain types of CDBG housing rehabilitation loans and grants. Two areas in Dana Point, the Lantern District and Doheny Village, have been designated as CDBG target areas.

The following types of below market rate loans and grants are available through the Home Improvement Program:

- **Low Interest Loans:** Loans totaling up to $45,000 for structures of one to three units and $15,000 per unit for structures with four or more units may be made to properties located within target areas designated by the County of Orange H/CD Block Grant Application. Applicants must meet low/moderate income requirements. Loan rates vary between 3% and 9% depending upon whether the recipient

is the owner-occupant or landlord renting to low-income tenants.

- **Deferred Payment Loans:** Deferred Payment Loans (DPLs) are zero percent interest loans intended to assist low-moderate income persons who are unable to finance rehabilitation work without this assistance. DPLs of up to $45,000 become due and payable in a lump sum upon sale or transfer of property. If property sale or transfer occurs within five years of receiving the loan, the entire DPL principal plus three percent interest per annum is paid. If sold or transferred after five years, no interest will be charged. DPL's may also be used to rehabilitate publicly-owned residential units.

- **Spot Rehabilitation Loans:** Spot rehabilitation loans are similar to low-interest loans but are made outside of target areas and thus require that the property comply with Property Rehabilitation Standards adopted by the Board of Supervisors.

- **Rehabilitation Grants:** This provides a grant of up to $8,000 with a 20 percent supplement for materials and labor to low-moderate income owner-occupants. The goal of the program is to rectify emergency health or safety hazards in the applicant's home and to provide energy conservation.

- **Rebate Program:** The County provides limited funding to provide rebates for pre-approved repairs which are prepaid by the owner and verified by H/CD. Rebates of up to $3,000 are available in selected target areas.

Previous Accomplishments: The City has entered into a formal agreement with the County of Orange to use CDBG funds. Since January, 1987, residents of the City have received grants and loans totaling $45,368.46 for the rehabilitation of 8 units. These have included one rehabilitation grant, two mobile home grants, and two rental rehabilitation rebates.

Five Year Goals: In addition to the deteriorated housing in the Lantern District and Capistrano Beach areas, the City faces an increase in deteriorated housing as a result of both overcrowding and the aging of the housing stock. Combined with the large percentage of lower income households that are overpaying for housing, these factors suggest that the need for rehabilitation assistance will increase.

Under this program, the City will: 1) establish a program liaison with the County in procuring CDBG funds for the City; 2) publicize the availability of all types of loans; and, 3) attempt to secure 20 loans and grants annually for residents of Dana Point. The City will encourage the use of rehabilitation loans for room additions to help alleviate overcrowded conditions.

On an annual basis, the City establishes a target number of units to be rehabilitated and amounts needed to carry out the rehabilitation.

The effect of this program will be to contribute to neighborhood conservation as well as result in improvements to specific properties and structures. A neighborhood conservation program is provided in Program # 31.

2. Rental Rehabilitation Program

In addition to the CDBG Rehabilitation Loan Program, the County also operates a separately funded Rental Rehabilitation Program to encourage rehabilitation of substandard apartment buildings in targeted neighborhoods. Through the Rental Rehabilitation Program, the County offers up to a 50% deferred loan to pay towards the total cost of a rehabilitation project, with the balance financed through a 6% interest rate loan. The maximum loan amount per project is the sum of (1) $5,000 per unit for units with no bedrooms, (2) $6,500 per unit for units with one bedroom, (3) $7,500 per unit for units with two bedrooms, and (4) $8,500 per unit for units with three or more bedrooms. To qualify for a Rental Rehabilitation subsidy, more than 70% of the building's tenants must be of low or moderate income.

Previous Accomplishments: Participation in the rental rehabilitation loan program has been minimal Countywide, and Dana Point is no exception. Since December, 1986, 2 rental rehabilitation loans have been made to renovate 3 units in Dana Point. These loans have totaled $57,708. County staff indicate the requirement for 50 percent matching funds may discourage property owners from taking advantage of this program.

Five Year Goals: Work with the County of Orange to publicize the availability of Rental Rehabilitation funds through newspaper ads and informational brochures sent to eligible landlords, with the objective of achieving the rehabilitation of 10 units annually.

3. Elderly/Handicapped Grant Program

The State Department of Housing and Community Development (HCD) provides outright grants for rehabilitation purposes, currently limited to $1,500 per household, to qualified elderly (62+ years for at least one household's members) or handicapped households of owner-occupied dwellings. As a non-entitlement CDBG program, the grants are limited to lower income households.

Previous Accomplishments: No elderly/handicapped grants have been distributed previously in Dana Point.

Five Year Goals: Work to publicize the availability of these grants to elderly and handicapped persons in the City. Provide assistance in completing grant applications. Attempt to rehabilitate 5 units annually through this program.

4. Section 8 Housing Certificates/Vouchers

The Section 8 rental assistance program extends rental subsidies to low income families and elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the federally approved "fair market rent."

Currently there are two means of obtaining rental assistance under Section 8. One of these involves the use of certificates, the other, vouchers. Under the certificate program, the landlord must enter into a contract with the Housing Authority which limits total rent for the unit involved to federally approved "fair market rent" level. Under the voucher program, the landlord need not agree to limit the rent level; however, the tenant must then pay the difference between the federally approved "fair market rent" level and the actual rent. In both instances, the subsidy is paid directly to the landlord.

The Orange County Housing Authority provides all local administration, including qualification of the households, and qualification and inspection of the rental units. All funding is from the Federal government; the City has no direct or indirect expenses.

Previous Accomplishments: Dana Point residents are eligible for Section 8 certificates and vouchers through the Orange County Housing Authority. As of October 1, 1990, eleven households

in Dana Point were receiving Section 8 certificates averaging $472.00 per month. Of these, two were elderly households and nine were two-bedroom family households.

Countywide, 676 households utilize Section 8 vouchers. The Housing Authority does not know the exact number of households in Dana Point receiving vouchers; however, the number of vouchers utilized represents approximately 12% of the total number of certificates issued countywide. Assuming that the same proportion applies in Dana Point, this would mean that perhaps one or two households in the City utilize the voucher program.

The demand for Section 8 rental subsidies far exceeds the supply; the County currently has a waiting list of 12,000 persons for Section 8 certificates and vouchers.

Five Year Goals: The goal of this program is to maintain existing certificates and vouchers and seek additional subsidies as they become available. The City will facilitate use of the Section 8 program in its jurisdiction by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving Section 8 certificates and vouchers.

5. Conservation of Existing and Future Affordable Units

Program 5 has been amended under GPA92-01 to address the new Preservation of Assisted Housing Requirements Under Government Code Section 65583.

The City plans to monitor "at risk" housing units to ensure units will not be lost as low income housing. The City could subsidize units and/or work with non-profit housing groups in the community to explore possible new construction of replacement housing by non-profits or non-profit acquisition of existing buildings with "at risk" units. The following are specific actions that the City will take to protect or replace "at risk" units.

5a. Monitor Units At Risk: Maintain contact with owners of "at risk" units as restriction expiration dates approach to determine whether refunding (refinancing) of bonds is feasible or if Section 8 Contracts can be implemented. Discuss with owners the City's desire to preserve the units at rents affordable to existing low and very low income tenants.

Time Frame: The earliest potential conversion dates for "at risk" projects in Dana Point are identified in the following table. The City shall contact project owners at least six months prior to potential conversion.

Responsible Agency: Community Development

Funding Source: CDBG

Project	# Units Subject to Conversion	Potential Conversion Date
Harbor Point	40	11/14/96
Seabrook	80	5/94
Monarch Hills	125	5 years from date Agreement is enacted.

5b. Coordinate with County Effort: Orange County has refunded several multi-family mortgage revenue bonds as a means of extending the low income use restrictions on these projects. Dana Point will coordinate with the County and owners of Harbor Point Apartments and Seabrook to encourage bond refunding on these projects. In order to maximize the term of low income use restrictions, this option may be combined with transfer of ownership to a non-profit.

Time Frame: At least one year prior to subsidy termination.

Responsible Agency: Community Development Department

Funding Source: CDBG

5c. Explore the Possibility of Rent Subsidies: If contacts with existing owners of "at risk" projects indicate that units will be lost as affordable housing, the City will then encourage project owners to list their project with the County Housing Authority for acceptance of rent subsidies.

Time Frame: The earliest date of potential subsidy termination in Dana Point is in May 1994. By the beginning of 1994, the City will begin evaluation of alternative rent subsidy programs for projects which would otherwise convert to market rate.

Responsible Agency: Community Development Department

Funding Source: CDBG

5d. Tenant Education: The City will work with tenants of "at risk" units in danger of converting. The City will provide tenants with information, in cooperation with the Orange County Affordable Housing Clearinghouse, regarding potential tenant purchase of buildings. The City will also provide tenants in "at-risk" projects information regarding Section 8 rents subsidies, and referral to the Orange County Housing Authority.

Time Frame: At least one year prior to subsidy termination, as identified in the schedule presented for monitoring units at risk.

Responsible Agency: Community Development Department

Funding Source: CDBG

5e. Work With Potential Priority Purchasers: Dana Point will work with nonprofit housing providers to explore and if appropriate facilitate acquisition or replacement of "at risk" units. The City will provide technical assistance to these organizations with respect to financing, and options for refinancing the mortgage revenue bond. Coordinate with the Orange County Affordable Housing Clearinghouse in assisting priority purchasers to obtain financing.

Time Frame: If through the monitoring process a project is identified which will otherwise lose its status as affordable housing, immediately contact non-profit housing providers to solicit interest in participation.

Responsible Agency: Community Development Department

Funding Source: CDBG, possible federal, state or local grants

5f. Facilitate Tenant Purchase of Units: All three projects at risk of conversion were built under the jurisdiction of the County and are subdivided for condominiums with final recorded maps. General Plan policy calls for the City to facilitate purchase by existing tenants of rental units converted to condominium ownership, and the City's Zoning Ordinance contains provisions to provide tenants with the right of first purchase upon more favorable terms than those offered to the general public. Although these projects have recorded maps approved prior to cityhood, the City will begin working with the Orange County Affordable Housing Clearinghouse to establish a program to provide preferential financing, and potentially downpayment assistance, for low income tenants wishing to purchase their units.

Time Frame: Begin coordination with the Orange County Affordable Housing Clearinghouse by the end of 1992.

Responsible Agency: Community Development Department

Funding Source: CDBG, Orange County Affordable Housing Clearinghouse, Housing Authority Reserves, and other potential federal, state and local funding sources.

Five Year Goals: It is the objective of the City to either retain or replace as low income housing all 245 units eligible to convert prior to July 1, 1999. A comparison of current costs of preservation and current potential resources available indicates that preservation of the "at risk" units may be feasible. The City will continue to pursue new opportunities to replace low income restricted units lost through conversion to market rate units.

6. Code Enforcement

The City learns about code violations both through complaints and visual observation (i.e. field checks). Under the City's recently adopted Nuisance Ordinance, the City seeks voluntary compliance with its codes. Rather than issue citations to violators, the City calls on a third-party arbitrator when violators fail to make required repairs. As a last resort, the City may step in and make the repair itself, and then charge the repairs to the violator's tax bill.

Two full-time code enforcement officers process an average of 40 code violations per month in the City. Since incorporation, the City has been proactive about code enforcement--that is, rather than simply complaints, enforcement officers have canvassed streets to monitor compliance. Initially, this has meant a heavy workload for the City's two code enforcement officers. However, staff anticipates that the workload will normalize once they have canvassed the entire City and made violators aware of the City's regulations.

Five Year Goals: Continue to enforce the City's zoning and building codes proactively. Over the next five years, code violations due to non-permitted construction (bootlegging) and overcrowding are likely to increase. Where these violations concern overcrowding and bootlegging, inform violators as part of the citation about the availability of CDBG and other rehabilitation funds. Also, where individuals and families are displaced because of overcrowding, provide them with information about affordable housing programs.

7. Shared Housing

The Senior Citizen Homesharing Program, operated through Orange County Senior Services, places limited income persons (not just seniors) in touch with other persons in owner- occupied housing who wish to share their houses. The Homesharing Program is staffed by one full-time and one part-time person and relies upon CDBG funds as well as funds from the Orange County Housing Authority and City of San Clemente to operate. Since the Homesharing Program's primary function is to network among those needing and those providing housing, its resource needs are limited primarily to staff, office space, and telephones.

Previous Accomplishments: The Homesharing Program has matched over 1,000 persons in Orange County since 1985 and

currently matches between 50 and 60 persons per quarter. Records of persons served from Dana Point are not available; however, noting that it is difficult to find one-bedroom units in Dana Point for under $700 per month, and that Social Security for seniors does not exceed $650, Homesharing Program personnel have indicated that there is a strong need for their service within the City of Dana Point.

Five Year Goals: The City's goal for this program is to support the services of the Homesharing Program by 1) seeking CDBG funds on behalf of the organization and 2) providing part-time office space and telephone use to the organization for use in providing referrals for City residents. The City's goal is to match between 20 and 30 low-income residents each year through this program.

8. Condominium Conversions

The City's existing multi-family housing stock represents a source of relatively affordable housing to many community residents. The conversion of these rental units into condominium ownership may result in the displacement of existing tenants. Some tenants might be unable to buy their units because monthly payments will be substantially greater than the former rent; others might lack the downpayment.

Previous Accomplishments: As a newly incorporated City, Dana Point has not processed any condominium conversions. Conversions may have occurred under the County of Orange, but no sources have been able to provide an inventory of converted units. The City is in the process of adopting a new Zoning Ordinance which will establish regulatory procedures for condominium conversions, thus enabling the City to track the number of units converted.

Five Year Goals: Establish the following new regulations in the City's Municipal Code in order to restrict the number of conversions of rental dwellings to condominiums or other individual-ownership status and which will:

- Bring the development into conformance with current Zoning Ordinance requirements for new development and with all current State and County laws and regulations for new building construction.

- Provide an individual gas and/or electric metering system for each living unit.

- Provide trash enclosures to screen trash storage areas. These areas shall be enclosed with a solid masonry wall or solid wooden fences. This wall or fence shall be a minimum of six feet high.

As part of this program, the City will also track the rate of condominium conversions before and after implementation of the program in order to assess its effectiveness.

9. Reverse Mortgage

The most substantial asset of most elderly homeowners is their home, which usually increases significantly in value with inflation. And while owning a home may provide a rich asset base, with the onslaught of retirement and a fixed income, many elderly homeowners quickly become income poor. Home maintenance repairs multiply as the home ages, and the rising costs in home utilities, insurance, taxes, and maintenance often get deferred altogether, creating an unsafe and often depressing living environment for the senior.

An alternative option for elderly homeowners is to draw needed income from the accumulated equity in their homes through a reverse mortgage. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security. Qualification for the loan is based primarily on property value rather than on income, allowing the elderly homeowner on a fixed income to receive a loan for which he or she would not otherwise qualify. Most reverse mortgage programs permit homeowners to borrow up to 80 percent of the assessed value of their property, receive needed principal of up to 25 percent of the loan, and then receive monthly annuity payments for the life of the loan.

In a City such as Dana Point, where many long-term homeowners have acquired substantial equity in their properties over time, reverse mortgages offer an important option when other sources of income are lacking.

The Federal Housing Administration is in the process of preparing a plan to insure reverse mortgages made by private lending institutions. This should increase willingness on the part of lending institutions to offer reverse mortgages.

Previous Accomplishments: This is a new program.

Five Year Goals: The City shall work with an existing social service group in establishing a reverse mortgage program for seniors. Rather than make loans itself, the City and social service group's role will be to facilitate the initiation of reverse mortgage loans through the following steps:

1. Provide educational and counselling services to seniors interested in pursuing a reverse mortgage;

2. Work with local lending institutions which currently provide these loans to gain a thorough understanding of the application process;

3. Work with seniors to complete the loan applications and assist in providing any other necessary information to the bank.

10. Mobile Home Park Assistance Program (MPAP)

This program, offered by the State Department of Housing and Community Development, provides financial and technical assistance to mobilehome park residents who wish to purchase their mobilehome parks and convert the parks to resident ownership. Loans are made to low income mobilehome park residents or to organizations formed by park residents to own and/or operate their mobilehome parks, thereby allowing residents to control their housing costs. Loans are limited to 50 percent of the purchase price plus the conversion costs of the mobilehome park and are awarded by the State on a competitive basis.

There are two mobilehome parks in Dana Point with a total of 256 units. Doheny Park Village Mobilehome Park is located on the northeast corner of Del Obispo and Pacific Coast Highway. Beachwood Mobilehome Park is located north of Victoria Boulevard between Doheny Park Road and Sepulveda Avenue.

Previous Accomplishments: This is a new program.

Five Year Goals: The City will facilitate the use of this program by:

- advertising its availability to mobilehome park residents; and,

- working with a non-profit housing corporation that represents organizations applying to the State for funding.

ADEQUATE SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, size, and prices. This is an important function in both zoning and General Plan designations.

11. Land Use Element

The Dana Point Land Use Element provides for the development of a range of residential types and densities, and accommodates residential uses on approximately 60% of the City's total 4,149 acres. Residential densities range from 0-3.5 units/acre to 22-30 units/acre. A major new housing opportunity is provided under the City's 1991 General Plan by allowing the integration of residential uses in the central business district at densities of up to 10 units/acre. Residential development in this mixed use designation may be developed above or adjacent to existing commercial structures. Density bonuses are provided for affordable housing, and second units are allowed in all residential zones by use permit. And, the Land Use Element allows for Single Room Occupancy hotels, emergency shelters, and transitional housing under specified land use designations subject to discretionary approval.

12. Sites for Homeless Shelters

Based on estimates by the Orange County Homeless Issues Task Force, the County's homeless population consists of between 8,000 to 10,000 individuals. Because of its open beaches and accessible public showers, Dana Point attracts some homeless people.

The homeless population in Dana Point includes single men and women as well as families. According to local officials, most of the City's homeless people are migrant workers from Mexico. Because the homeless population tends to move around, it is difficult to get an exact count of the numbers of homeless persons in the City. Nevertheless, the Sheriff's Department estimates that between 20 and 25 homeless persons regularly

sleep in the San Juan Creek riverbed, in undeveloped areas, and on the beach.

Previous Accomplishments: In response to the numerous day laborers (a number of whom are homeless) who congregate in the vicinity of Capistrano Beach, the City of Dana Point has established a Telephone Hiring Exchange which finds temporary and full time employment for many of these persons. Apart from the Hiring Exchange, the City offers no services for the homeless within its boundaries. The nearest homeless services to Dana Point are located in San Clemente, Costa Mesa, Orange, and Tustin.

Five Year Goals: The City has an estimated 20 to 25 homeless persons sleeping in the City on a daily basis, and many more congregating in the City on weekdays in search of work. The City's Zoning Ordinance will permit transitional housing subject to discretionary approval in residential zones and emergency shelters subject to discretionary approval in commercial and industrial zones.

13. Land Banking

Land banking is the acquisition of land by public agencies in contemplation of subsequent development. Land banking can preserve sites for affordable housing until resources are available for construction and long-term financing. Land banking shields against inflation of urban land prices and provides a means for the community to promote decent housing at prices affordable to low- and moderate-income families.

Likely sources of property for a land banking program are sites containing dilapidated dwellings which, for public health and safety reasons, should be demolished and cleared.

Communities can use local revenues and Community Development Block Grant Funds to purchase property in anticipation of future development. Other sources include the general fund, in-lieu developer fees, redevelopment set-aside funds, and the California Department of Housing and Community Development land purchase fund. By making the land available at a reduced cost, by deferring payment, or by merely leasing instead of selling the land, communities can encourage and manage the development of low-income housing.

As the City of Dana Point approaches build-out, vacant developable land becomes increasingly expensive and scarce. In order to expand the supply of affordable housing, some form of site reservation is necessary.

Previous Accomplishments: The County of Orange Department of Housing and Redevelopment has undertaken numerous land banking projects; however, no land banking has ever been done in the City of Dana Point. This is a new program for the City.

Five Year Goals: Develop a land banking program, including program guidelines and identification of funding sources.

AFFORDABLE HOUSING DEVELOPMENT

14. Non-profit Housing Development Corporation

A non-profit housing development corporation (HDC) promotes, assists, or sponsors housing for low and moderate income people. Local Governments can encourage the development of an HDC by providing financial or technical assistance.

A non-profit HDC does not build "public housing"; rather, it builds or rehabilitates housing for people who cannot afford market rate housing but whose incomes are generally above the poverty level. To keep rents within affordable limits, government assistance of some kind (such as Section 8) is usually necessary; thus, such housing is often referred to as "assisted housing." An HDC may build rental housing or sponsor housing developments intended for home ownership.

There are three basic ways in which non-profits may sponsor assisted housing:

1. The non-profit may assemble a development package and sell it to a profit-motivated developer. The package usually consists of a site, project design, the necessary permits, and, in some cases, preliminary financing commitments. The advantage of this method is that the non-profit can get low- and moderate-income housing built while ending its involvement early in the process and going on to other projects. The disadvantage is that the non-profit may lose control over the development at the time of sale. However, the non-

profit could negotiate to retain some control over the project in the contractual agreement between it and the developer.

2. The non-profit may participate in a joint venture with a profit-motivated developer. Though it usually performs the same functions as in the first method, the non-profit can retain more control over the development and gain hands-on development experience while benefiting from the financial resources of the for-profit developer. In this option, however, the non-profit has a longer involvement and will have to negotiate the rights and responsibilities of the two partners.

3. In the third approach, the non-profit is the developer. In this case, the group must employ staff with necessary expertise or rely heavily on consultants. In return, the group has total control over the development. This option requires more risk, money, time, effort, and capability on the part of the non-profit.

A non-profit corporation can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Element. Of particular applicability in Dana Point is the need for a non-profit to sponsor a senior housing project in the City. The City should coordinate with local non-profit groups, such as the Orange County Community Housing Corporation and the Episcopal Service Alliance, to facilitate the development and improvement of senior citizen and large family housing in Dana Point.

The most serious problem for any non-profit HDC is funding. The group will need redevelopment--or "seed"--money from the start, when the housing development is still in the planning stages. Non-profits may obtain funds from foundations, local corporations and banks, the U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), California Housing Finance Agency (CHFA), and Community Development Block Grant Funds.

The City of Dana Point especially needs affordable housing for seniors, female-headed households, and large families. The need for senior housing will increase as the population of seniors increases over time and housing costs continue to rise.

Previous Accomplishments: Currently there are no non-profit housing development corporations located in Dana Point. However, the Orange County Community Housing Corporation, which builds assisted housing throughout Orange County, has built 24 affordable units in Dana Point. Another non-profit housing corporation that has developed units in the vicinity of Dana Point is the Episcopal Service Alliance, which has developed transitional housing for families in South Laguna and San Juan Capistrano.

Five-Year Goals: The City shall offer technical assistance to existing non-profit housing development corporations, such as the Episcopal Service Alliance, the Orange County Community Housing Corporation, and Barrio Corporation, in order to encourage the development of affordable housing in the City. This assistance shall include help in targeting needs groups, locating potential project sites, identifying funding sources both within and outside the City, and assisting in the development review process. As part of this program, the City shall annually inform all non-profit housing development corporations in the area about the type of technical assistance available from the City.

15. Density Bonus

Pursuant to State law, if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10% for very low income households, or at least 50% for "qualifying residents" (e.g. senior citizens), the City must either a) grant a density bonus of 25%, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. Under State law, the developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period.

The above standards are the minimum density bonus standards stipulated by the State. If a City desires, it may increase the allowable bonus beyond 25% in exchange for additional affordable units and may extend the affordability period beyond thirty years.

Previous Accomplishments: The Dana Point City Council recently approved two density bonus projects. One of these is

a 180-unit senior citizen condominium project which received a 25% density bonus for a change in Land Use to "senior only" housing and a partial density bonus to provide five of those senior dwellings as affordable. The other is an 8 unit project which provides 2 affordable units.

A recent change to the State density bonus provision requires that, in the future, all density bonus projects provide lower income units under the density bonus provisions and may no longer use moderate income housing to meet State requirements.

Five Year Goals: The City shall incorporate State mandated 25% density bonus requirements into its new Zoning Ordinance as an incentive for affordable housing, including such target groups as senior citizens and large families. As part of this program, the City shall ensure that the density bonus dwelling units are provided on-site, and that the dwelling units remain affordable for the life of the project.

16. Mortgage Revenue Bond Financing

The County of Orange has established two revenue bond housing programs to increase the supply of affordable housing in the County--the Multi-Family Revenue Bond Program and the Single Family Residential Mortgage Revenue Bond Program. Under these programs, tax exempt bonds are issued to provide funds for construction and mortgage loans to encourage developers to provide both rental and for-sale housing which is affordable to lower income families and individuals.

The Multi-Family Revenue Bond Program was developed in Orange County in 1982. This program is designed to make financing available to developers for the construction of multi-family residential rental units in the County. In order to receive financing through the bond program, developers must reserve for 15 years, 20 percent of the units for rental families or individuals who earn 80 percent or less of the median family income in Orange County. In addition, half of the lower income units must be reserved for occupancy on a priority basis for tenants who generally earn 50 percent or less of the median income.

The Single Family Residential Mortgage Revenue Bond Program has existed in Orange County since 1980. The program is designed to provide mortgage loans to first-time homebuyers

whose incomes do not exceed maximum Federal limits. Buyers must also intend to live in the homes as their principal residence. Mortgage loans offered under the bond program generally have lower interest rates than conventional loans. Loans are made available for attached and detached single family residences primarily in eligible developments at various locations throughout the County. A smaller portion of funds are available for existing or resale units Countywide.

Previous Accomplishments: As yet, no single family units in Dana Point have been funded under the Single Family Residential Mortgage Revenue Bond Program. However, the City has just entered into a cooperative agreement with Orange County to allow first-time homebuyers in the City to purchase units under this program.

Also, two affordable multi-family housing projects in Dana Point, the Harbor Point Apartments and the Monarch Bluff Apartments, received financing through the Multi-Family Revenue Bond Financing Program.

Five Year Goals: The City's goals for this program are:
1) enter into an additional agreement with the County to make mortgage revenue bond financing available to developers of multi-family projects; 2) advertise the availability of this financing to potential first-time homeowners and developers; and 3) on an annual basis, determine the demand in the City for Mortgage Revenue Bond Financing and apply for allocations of these funds through the State.

17. Equity Sharing

Equity sharing allows lower income households to purchase a home by sharing the costs of home ownership with a sponsor, such as a local Housing Authority or Redevelopment Agency. The sponsor and the buyer would then together provide the downpayment and purchase cost to buy a house. When the house is sold, the equity earned through appreciation is split between the occupant and the sponsor according to an agreement made prior to purchase.

The design of a shared equity program depends on the co-investors, the source of funds, and community needs. A program can be as simple as a partnership where the occupant and sponsor purchase the home together and share the proceeds

upon sale of the property in the same ratio as purchase costs were shared.

Previous Accomplishments: The Orange County Housing Authority has sponsored numerous shared equity projects in the County, although none of these projects has been built in Dana Point. The County spends an average of $4 million annually on shared equity projects, with a limit of $250,000 per project.

Five Year Goals: The City shall facilitate the use of equity sharing through the Orange County Housing Authority by doing the following: publicizing the availability of shared equity financing through the local newspaper and appropriate social service agencies; identifying eligible residents; and serving as liaison between the applicant and the Housing Authority.

18. Limited Equity Cooperatives

Limited equity cooperatives provide a means of home ownership to people who could not otherwise afford to buy housing. A housing cooperative is owned by a corporation made up of the cooperative's residents. Members do not own the individual units in which they live; rather, they own a share in the corporation and thereby have the exclusive right to occupy a specific unit. In a limited equity cooperative, the amount for which a share may be sold is limited to ensure the long term affordability of the unit. Affordability is protected because the corporate entity holds a blanket mortgage where vacated units are not refinanced and resold, thereby protecting them from price inflation.

In the City of Dana Point, limited equity cooperatives would especially benefit seniors and single individuals with low or fixed incomes.

Previous Accomplishments: This is a new program for the City.

Five Year Goals: The City will also prepare a public brochure which explains limited equity cooperatives and generally outlines the procedures for obtaining financing and required permits.

19. Second Units

A second unit is an attached or detached residential unit on the same parcel or parcels as the primary unit, which provides complete, independent living facilities for one or more persons.

The unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation. Second units can provide additional income to homeowners, allow homeowners requiring companionship or non-specialized assistance to remain in the home, facilitate family ties between generations, and provide rental housing at low construction costs.

Government Code Section 65852.2 requires local governments to take one of three specific actions regarding second units by July 1, 1983: 1) adopt an Ordinance allowing second units in single and multifamily zoning districts; 2) adopt an Ordinance prohibiting second units if certain findings can be made; or 3) allow second units under specific conditions provided in the law (Government Code Section 65852.2(b)).

Government Code Section 65852.1 authorizes localities to grant a zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed, or which is attached to or detached from, a primary residence on a parcel zoned for a single-family residence, if the dwelling unit is intended for the sole occupancy of one adult or two adult persons who are 62 years of age or over, and the area of floor space of the second dwelling unit does not exceed 30 percent of the existing living area or the area of the floor space of the second dwelling unit does not exceed 1,200 square feet.

Previous Accomplishments: Under the Orange County Zoning Code, which is currently used to regulate development in the City, a second unit requires a use permit and/or coastal development permit. The unit must not exceed 640 square feet in floor area, must be located so as not to encroach into any setback area of the principal use, and must provide one additional uncovered parking space.

Five Year Goals: The City shall prepare a brochure for distribution at the public counter which explains the second unit provisions and conditions and outlines the permitting process. The brochure shall emphasize that second units must be affordable to persons of low and moderate income. As part of this program, the City shall:

- Ensure through zoning standards that second units are compatible in height, setback, and architectural design with other structures.

- Ensure through the Conditional Use Permit process that dwelling units remain affordable for the life of the project.

20. Coastal Zone Requirements

California State law (Government Code Section 65590) requires one-for-one replacement of affordable units as conditioned by coastal development permits which are demolished or converted to market-rate units. The law also requires the inclusion of affordable units in new development in the Coastal Zone. Where it is not feasible to include affordable units within new development, developers can satisfy the requirement by constructing them at another specific site within the coastal zone or within the City.

Section 65588 requires that, in Housing Element updates, coastal jurisdictions document the number of low- and moderate-income housing units converted or demolished and the number of replacement units provided in the Coastal Zone since January 1, 1982. Since the City did not become incorporated until January, 1989, it does not possess records of constructions and demolitions prior to this date. The City has been unable to obtain this information from the County of Orange.

Previous Accomplishments: This is a new program for the City.

Five Year Goals: Institute a program to implement the requirements of Government Code Section 65590. Under this program, it shall be preferable that replacement units be provided on-site. If the replacement units cannot be provided on site, they shall be provided at a specified site within the City, or a proportional in-lieu fee shall be paid.

The City shall also attempt to obtain all available records from the County of Orange regarding all low- and moderate-income units constructed and demolished in the Coastal Zone since January, 1982. This information shall be used to create an inventory of existing affordable units in the Coastal Zone.

21. Housing for Visitor Serving Use Employees

As a coastal City, the City of Dana Point is a prime tourist destination. The size and success of its tourist businesses, including hotels, resorts, restaurants, and retail stores, testify to this. Many of the City's tourist businesses employ low-wage earners who cannot afford market-rate housing. In the absence

of sufficient affordable housing in the City, these people often live in overcrowded conditions, which in turn accelerates unit deterioration. Any new visitor serving businesses in the City will attract additional low-wage earners, thus increasing the demand for affordable housing. Because the City is committed to improving the jobs/housing balance and assuring housing for low-wage employees working in the City, a program requiring employers to provide housing for low-wage employees is deemed necessary.

Previous Accomplishments: This is a new program.

Five Year Goals: Establish zoning regulations for new visitor serving uses (see Land Use Element of definition of "Visitor Serving Use") which require the provision of housing within the City for low-wage employees. As part of this program, undertake the following: 1) assess the impact of each type of visitor serving use upon the City's affordable housing needs; 2) establish a minimum project size threshold above which affordable housing must be provided; 3) establish provisions to allow housing units to be provided off site or payment of an in-lieu fee or rent subsidy where it is not feasible to provide the units on site. The in-lieu fee may be used for the provision, acquisition and management of off-site housing to satisfy the need.

GOVERNMENTAL CONSTRAINTS

Under present State law, the Dana Point Housing Program must:

> "Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

The following programs are designed to lessen governmental constraints to housing development.

22. Zoning Ordinance

The City is developing a comprehensive Zoning Ordinance to implement its General Plan. The following regulations will have an effect upon the development of affordable housing in the City:

- Condominium and Mobile Home park conversions
- Land Use and Development standards
- Density Bonuses
- Second Units

While many of these regulations have a positive effect on affordable housing, some regulations do add to the cost of development. However, the City's standards cannot be considered excessive in comparison with many communities and are considered to be the minimum necessary to ensure a certain level of quality development in the City.

Five-Year Goals: The following provisions will be included in the City's Zoning Ordinance subject to discretionary review:

- Allow for Single Room Occupancy (SRO) Hotels in areas of the City designated for commercial development.

- Allow for Second Units in residential zones.

- Allow emergency shelters in multi-family residential zones and commercial zones by use permit.

- Provide appropriate parking requirements for 1) senior housing, and 2) affordable housing when it is located adjacent to transit routes.

23. Streamlined Approval

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The review process in Dana Point is governed by two decision-making bodies: the City Council and the Planning Commission. There are no special Boards or Commissions such as design review or traffic which review development applications in the City.

Average processing time for residential projects varies based on project complexity. Residential projects requiring administrative approval only are typically approved within two to four weeks of submittal of all required correct information. Development projects which require Planning Commission approval average about six months before being brought to public hearing. This time frame is partly dependent on the applicant's timely response to City staff comments. City staff responds with written comments within 30 days of submittal of project application.

The City of Dana Point has Coastal Commission permit authority for most of its jurisdiction, thereby avoiding dual processing by the City and Commission. However, a Local Coastal Program has not been adopted for the Monarch Beach area of the City, so that development in this area is subject to Coastal Commission review. Coastal Commission review generally takes eight to twelve weeks upon submittal of complete application materials.

The six-month review time may represent a burden to developers of affordable housing projects. Because of the stiff competition for affordable housing funds, lenders are less willing to make loans to projects that do not have City approvals.

Five Year Goals: The City will establish a system for priority review of affordable housing applications.

FAIR HOUSING

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that accomplish the following:

> Promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age or physical disability.

More generally, this program component entails ways and means to promote equal housing opportunity.

24. Equal Housing Opportunity Services

The County of Orange allocates funds to the Orange County Fair Housing Council on behalf of the nonentitlement cities participating in the County's urban grant application. The Fair Housing Council provides the following types of services: housing discrimination response, landlord-tenant relations, housing information and counselling, and community education programs.

Five Year Goals: As a cooperating City in the Urban County Program, Dana Point is a member of the Fair Housing Council. Within the first months of implementation of the Housing

Element, the City will assign a staff liaison to the County who will refer fair housing cases to the Housing Council as they are brought to the attention of the City. In an effort to provide outreach, the City will place program brochures at the public counter, community service agencies, and the public libraries, which describe the services of the Fair Housing Council and identify the City contact person.

HOUSING-RELATED SERVICES

In addition to the programs that work directly to preserve and develop housing, there is also a need for programs to provide support services for those with special housing needs.

25. Job Referrals

During the day, men and women--many of whom live in overcrowded conditions or are homeless--congregate in the City looking for work. Unemployment and underemployment exacerbate the housing situation of these individuals. In response, the City has established a Telephone Hiring Exchange to serve as a referral service for day laborers.

Accomplishments to Date: Since the formation of the Telephone Hiring Exchange in August 1989, over 2,500 men and women have been placed in temporary or full-time jobs. This program serves San Clemente, San Juan Capistrano, Laguna Niguel, and Laguna Hills as well as Dana Point.

Five Year Goals: Continue to operate the Telephone Hiring Exchange.

26. Child Care

The Housing Element Technical Report estimates that 8.6 percent, or 1,103, of the households in the City are headed by women, and that three-quarters of these households have dependent children under eighteen years of age. Therefore, female-headed households, which tend to have low incomes, need not only affordable housing opportunities but also child care services. Affordable and available child care services are also important for two income-earners who may have limited income.

Five Year Goals: During the next two years, the City shall adopt Ordinances to offer incentives, such as density and FAR bonuses, to private developers to include day care facilities in both residential and commercial projects. In addition, the City will contract with resource and referral services to inform parents in Dana Point about child care facilities in the community.

ENERGY CONSERVATION

27. Energy Conservation/Solar Energy Program

The City applies residential energy conservation requirements of Title 24 to all new construction. In addition, San Diego Gas and Electric (SDG&E) offers a variety of energy conservation programs to their customers. Under the Customer Assistance Program (CAP), SDG&E provides rebates, energy surveys, and other programs to assist low-income, senior citizen, permanently handicapped, and non-English speaking customers. SDG&E provides funds to assist financially troubled customers through the Winter Assistance Program, offers education and weatherization assistance to help low-income customers conserve energy under the Direct Assistance Program, and offers a variety of other programs to its customers to promote energy conservation.

As indicated in the Public Facilities/Growth Management Elements, solar energy is an underutilized non-renewable energy source in the City. As a supplement to traditional heating systems, active and passive solar heating can offer substantial energy savings in the long-term.

Five Year Goals: Work to publicize the San Diego Gas and Electric Direct Assistance and Winter Assistance Programs to eligible residents. In addition, develop incentives to encourage the use of active and passive solar heating devices to supplemental conventional heating systems in new developments.

28. Housing Programs Administration

Existing City staff is fully obligated toward a vast array of governmental obligations and needs, largely outside of housing concerns. This has left some existing housing programs (e.g., through County Housing Authority and HCD) largely undirected toward Dana Point's needs. In addition, new program obligations, including development of a 20% housing set-aside program for redevelopment funds, an inclusionary housing program, a mitigation fee program, density bonus provisions, and promotion of various housing assistance programs (CDBG, Rental Rehab Section 8, reverse mortgages), and other programs will all require administration. The devotion of adequate management toward housing program administration will be a key element for the success of the housing programs.

Previous Accomplishments: The City currently devotes one part-time staff person to implementing housing programs. This person spends 10% of his/her time on housing-related issues.

Five Year Goals: Dedicate at least one full-time staff person to implementing housing programs. This person should have knowledge of Federal, State and local housing assistance programs, non-profit housing development, and real estate development. Part of this person's responsibility will be to coordinate with non-profit housing corporations that can assist in implementing the housing programs.

29. Other County Administered Housing Programs

Over the five year course of the Housing Element, the County of Orange is likely to develop new housing programs from which Dana Point residents may benefit. Examples of programs recently initiated by the County include the Housing Development Finance Program, which provides funds to entice developers to build low-income housing and requests the assistance of cities in identifying sites and funding continued operation; the Renters Loan Fund, a pilot program to assist employed homeless persons in paying rental housing move-in costs; and, the Housing Support Services Program, which provides funds to qualified homeless services agencies to provide emergency shelter, transitional shelter, housing counselling, and housing referral services. Other recently initiated programs include the Mortgage

Credit Certificate Program, the Community Reinvestment Act Program, and the Security Deposit Guarantee Programs.

Five Year Goals: Continue to take advantage of new County-sponsored programs that may benefit City residents. Regularly monitor the introduction of new Orange County Housing Authority programs and evaluate the potential usefulness of the programs to Dana Point residents.

30. Neighborhood Conservation Program

Programs # 1-14 address the need to conserve and maintain the City's existing affordable housing stock. Conservation and maintenance of the physical quality, integrity, and character of all other housing and the neighborhoods in which the housing exists is equally important.

Five Year Goals: Develop a program to ensure the ongoing conservation of existing residential neighborhoods. As part of this program, develop a system of monitoring neighborhood conditions (i.e., structures, public amenities such as sidewalks) and utilize CDBG funds, redevelopment funds, and code enforcement to maintain the integrity of these neighborhoods.

TABLE H-9
HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
CONSERVATION AND IMPROVEMENT OF AFFORDABLE HOUSING					
1. Residential Rehabilitation Program (CDBG)	Provide rehabilitation assistance to qualifying owner households.	Publicize availability of loans, with a five-year assistance goal of 100 units.	CDBG	Orange County H/CD Program Office, Dana Point Community Development Department	Establish within 1 year.
2. Rental Rehabilitation Program	Provide rehabilitation assistance to qualifying renter households.	Publicize availability of loans, with a five-year assistance goal of 50 units.	CDBG	Orange County H/CD Program Office, Dana Point Community Development Department	Establish within 1 year.
3. Elderly/Handicapped Grant Program	Provide rehabilitation assistance to qualifying elderly and handicapped households.	Publicize availability of grants, and provide assistance in completing grant applications, with a five-year goal of rehabilitating 25 units.	State HCD	State HCD, Dana Point Community Development Department	Establish within 1 year.
4. Section 8 Housing Certificates/Vouchers	Continue and expand rental subsidies to lower income families and the elderly. Encourage listing of rental units with County Housing Authority.	Continued subsidy to at least 13 households; expand subsidies as feasible.	HUD-Section 8 Certs. and Housing Vouchers	County Housing Authority, Dana Point Community Development Department	Ongoing.
5. Conservation of Existing and Future Affordable Units	Provide for the continued affordability of the City's lower income housing stock.	Retain or replace as low income housing all 245 units eligible to convert prior to July 1, 1999.	Dept. budget as necessary	Dana Point Community Development Dept.	Prior to July 1, 1999.
6. Code Enforcement	Enforce City codes pertaining to property maintenance, building and zoning.	Augment to provide information regarding rehabilitation assistance and affordable housing programs.	Dept. budget	Dana Point Community Development Dept.	Augment within 1 year.

TABLE H-9
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
7. Shared Housing	Assist seniors and limited income persons through homesharing.	Assist between 20 and 30 residents each year in homesharing.	CDBG; Dept. budget as necessary	Senior Citizen Homesharing Program, Dana Point Community Development Dept.	Establish within 1 year.
8. Condominium Conversions	Minimize displacement impacts associated with condominium conversions.	Adopt condominium conversion regulations as part of the Zoning Code.	Dept. budget as necessary.	Community Development Dept.	Establish within 1 year.
9. Reverse Mortgage	Coordinate with social service groups and lending institutions to establish a reverse mortgage program, provide educational outreach to seniors, and assist seniors with loan applications.	Work toward establishing a reverse mortgage program.	Dept. budget as necessary.	Community Development Dept.	Two years.
10. Mobile Home Park Assistance Program (MPAP)	Provide financial and technical assistance to mobilehome park residents who wish to convert their parks to resident ownership.	Assist mobile home residents with the MPAP.	State Dept. of Housing and Community Development.	State HCD; Dana Point Community Development Dept.	Establish within 2 years.

TABLE H-9
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
ADEQUATE SITES					
11. Land Use Element	Provide a range of residential development opportunities, including affordable and emergency housing, through appropriate land use and zoning designations.	Accommodate City's share of regional housing need, identified as 1,000 units.	None necessary.	Community Development Dept.	Five years.
12. Sites for Homeless Shelters	Provide adequate sites for emergency shelters and transitional housing.	Through the zoning ordinance, permit emergency shelters and transitional housing in specified zones.	None necessary.	Community Development Dept.	Establish within 1 year.
13. Land Banking	Acquire sites for future affordable housing.	Develop a land banking program.	Tax Increment Set-aside, General Fund, in-lieu fees, CDBG.	Community Development Dept.	Two years.
AFFORDABLE HOUSING DEVELOPMENT					
14. Non-profit Housing Development Corporation	Support the formation of a non-profit housing corporation to provide housing for special needs groups.	Provide technical assistance and seed monies to a non-profit organization that will develop affordable housing in Dana Point.	Tax Increment Set-aside; General Fund	Community Development Dept.	Two years.
15. Density Bonus	Continue and expand the density bonus program as an incentive for the development of affordable housing.	Incorporate State-mandated density bonus provisions into the Zoning Ordinance, including provisions to ensure the continued affordability of units for the longest time feasible and to require that all bonus units be provided on-site.	None necessary.	Community Development Dept.	Two years.

TABLE H-9
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
16. Mortgage Revenue Bond Financing	Increase supply of rental and ownership units affordable to low and moderate income households.	Enter into additional agreements with Orange County to make mortgage revenue bond financing available and advertise availability of financing.	Revenue bonds.	Orange County H/CD; Dana Point Community Development Dept.	As available.
17. Equity Sharing	Increase homeownership opportunities for low and moderate income households.	Work with Orange County Housing Authority and local groups to offer shared equity to low and moderate income households, with a goal to provide downpayment assistance to 10 households over the 5-year period of the Element.	County of Orange; private lenders.	Orange County Housing Authority; Dana Point Community Development Dept.	As available.
18. Limited Equity Cooperatives	Increase ownership opportunities for persons with low and moderate income.	Provide technical assistance to groups interested in forming a co-op. Advertise availability of assistance.	None necessary.	Community Development Dept.	One year.
19. Second Units	Provide increased affordable housing opportunities for seniors.	Incorporate a provision for second units into the Zoning Code pursuant to State law.	None necessary.	Community Development Dept.	Within 1 year.
20. Coastal Zone Requirements	Replace affordable units lost due to demolitions or conversions.	Implement the requirements of Gov't. Code Section 65590.	None necessary.	Community Development Dept.	One year.

TABLE H-9
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
21. Housing for Visitor Serving Use Employees	Provide affordable housing opportunities for low-wage employees of new visitor serving uses in the City.	Establish zoning regulations which require new visitor-serving uses to provide affordable housing for low-wage employees, including provisions for on-site housing, in-lieu fees, and rental subsidies.	Developer fees.	Community Development Department	Two years.
GOVERNMENTAL CONSTRAINTS					
22. Zoning Ordinance	Through the Zoning Code, facilitate the development of housing for special needs groups	Incorporate provisions into the Zoning Ordinance to allow for SROs, second units, emergency shelters, and reduced parking requirements for certain types of housing.	None necessary.	Community Development Dept.	One year.
23. Streamlined Approval	Facilitate the development of affordable housing by streamlining the approval process.	Establish a system of priority review for affordable housing applications.	Dept. budget as necessary.	Community Development Dept.	Two years.
FAIR HOUSING					
24. Equal Housing Opportunity Services	Provide fair housing services to City residents.	Disseminate information about the services of the Orange County Fair Housing Council.	County of Orange.	Orange County Fair Housing Council; Dana Point Community Development Dept.	Establish within 1 year.
HOUSING RELATED SERVICES					
25. Job Referrals	Assist homeless persons in finding employment.	Continue to operate the telephone hiring exchange.	General Fund	Orange County Fair Housing Council; Dana Point Community Development Dept.	Establish within 1 year.

TABLE H-9
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
26. Child Care	Provide child care support for low income individuals and families with children.	Adopt ordinances to offer incentives such as density and FAR bonuses for the provision of on-site child care facilities in new residential and non-residential developments.	Dept. budget as necessary.	Community Development Dept.	Three years.
ENERGY CONSERVATION					
27. Energy Conservation/Solar Energy Program	Encourage energy conservation in residential development.	Work to publicize the CAP Program, and develop incentives to encourage use of passive and active solar heating systems.	Dept. budget as necessary.	Community Development Dept.	Two years.
28. Housing Programs Administration	Provide sufficient staff resources to establish and administer new housing programs in the City.	Create at least one full-time, associate-level staff position to oversee the administration of the City's housing programs.	Community Development Dept.	Community Development Dept.	One year.
29. Other County Administered Programs	Take advantage of new Orange County Programs over the five-year course of the Housing Element that will meet the needs of Dana Point residents.	Monitor and evaluate the potential usefulness of Orange County housing programs for Dana Point residents.	Dept. budget as necessary	Community Development Dept.	Five years.
30. Neighborhood Conservation Program	Promote maintenance and conservation of existing residential neighborhoods.	Develop a program to monitor neighborhood conditions and utilize CDBG funds, redevelopment funds, and code enforcement to maintain integrity of neighborhoods.	CDBG; Redevelopment funds; Department budget as necessary.	Community Development Dept.	Three years.

TOTAL UNITS TO BE CONSTRUCTED: 1,000 - 233 very low, 181 low, 191 moderate, 395 upper (Regional housing need)
TOTAL UNITS TO BE REHABILITATED: 175 - 75 very low, 50 low, 50 moderate (CDBG, State HCD)
TOTAL UNITS TO BE CONSERVED: 358 - 186 very low, 172 low (Rent subsidies, shared housing, assisted housing)

TABLE OF CONTENTS

Section	Page
Introduction to the Conservation and Open Space Element	1
Purpose of the Conservation and Open Space Element	1
Related Plans and Programs	2
Scope and Content of the Element	5
Conservation and Open Space Goals and Policies	6
Conservation and Protection of Water Resources	6
Conservation of Significant Natural Features	7
Conservation of Biological Resources	8
Conservation of Energy Resources	9
Reduction of Air Pollution	10
Preservation of Natural Resources as Open Space Areas	10
Coordination with the Capistrano Bay Park and Recreation District	12
Preservation of Historic and Cultural Resources	12
Related Goals and Policies	13
The Conservation Plan	16
Conservation/Open Space for the Preservation of Natural Resources	16
Conservation/Open Space for the Managed Production of Resources	18
Conservation/Open Space for Public Health and Safety	18
Conservation Measures	20
The Open Space Plan	21
Relation to Land Use Element	21
Parks Classification and Standards	22
Future Park Site Selection Standards	32
General Plan Policies and Future Recreation Facilities	37

LIST OF TABLES

		Page
Table COS-1	Local Coastal Program Reference Matrix	14
Table COS-2	Conservation and Open Space Related Goals and Policies	15
Table COS-3	Existing Parks and Recreational Facilities	23
Table COS-4	Proposed District Parks and Recreational Facilities	26
Table COS-5	Existing and Future Park Acreage Needs	33

LIST OF FIGURES

Figure COS-1	Open Space for the Preservation of Natural Resources	17
Figure COS-2	Open Space for Public Health and Safety	19
Figure COS-3	Existing Public Park and Recreation Facilities	31
Figure COS-4	Existing and Proposed Open Space Walkway/Bike/Trail Opportunities	34
Figure COS-5	Scenic Overlooks from Public Lands	39
Figure COS-6	Open Space Plan	40

INTRODUCTION TO THE CONSERVATION AND OPEN SPACE ELEMENT

The Conservation and Open Space Element addresses the preservation and use of the City's important natural resources and open space areas. The goals and policies in this Element build upon those in the other elements of the General Plan, especially the Land Use Element and Urban Design Element. The City's Master Environmental Assessment and the Conservation and Open Space Technical Report provide necessary background information and are supporting documents for this Element.

The Conservation and Open Space Element also addresses the City's park system. However, detailed planning and operation of parks and recreation facilities is the responsibility of the Capistrano Bay Park and Recreation District. The City has both public and private parks and facilities at the community and neighborhood level. Opportunities exist to expand and enhance the recreational components of the City. As a regional center for tourist activities, the City also has a strong interest in providing open space, cultural, and recreational opportunities for visitors to the area. By providing expanded open space, cultural, and recreational opportunities, the City will balance the long term economic viability of the visitor serving segment of its economy with the livability of the City for its residents.

PURPOSE OF THE CONSERVATION AND OPEN SPACE ELEMENT

This Element meets State requirements concerning the Conservation and Open Space Elements as defined in Sections 65302d and 65302e of the Government Code. According to these requirements, the Conservation Element must contain goals and policies that further the protection and maintenance of the State's natural resources such as water, soils, wildlife, minerals, and other natural resources, and prevents their wasteful exploitation, degradation, and destruction.

The Open Space Element must contain goals and policies concerned with managing all open space areas, including undeveloped lands and outdoor recreation areas. Specifically, the Open Space Element includes open space that is used for the preservation of natural resources, for the managed production of

resources, for outdoor recreation, and that which is left undeveloped for public health and safety reasons.

RELATED PLANS AND PROGRAMS

There are a number of existing plans and programs which are directly applicable to the aims and objectives of this Element. These plans and programs were enacted through Federal, State, and local legislation and are administered by agencies or special districts that have been delegated with powers to enforce Federal, State and local laws. Federal laws that are concerned with the protection of significant cultural and natural resources include the Endangered Species Act of 1973 (as amended in 1978), the Antiquities Act and the National Historic Preservation Act of 1966 and the National Environmental Protection Act (NEPA).

California Environmental Quality Act Law and Guidelines

The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate that called for a thorough environmental analysis of those projects that might adversely affect the environment. The provisions of the law, review procedure, and any subsequent analysis are described in the CEQA Law and Guidelines as amended in 1986. CEQA will continue to be instrumental in ensuring that the impacts of all potentially significant projects are assessed by City officials (both appointed and elected) and the general public.

California Fish and Game Regulations

The California Fish and Game Code was adopted by the State legislature to protect the fish and wildlife resources of the State. Special permits are required for any lake or stream alterations, dredging or other activities that may affect fish and game habitat.

California Coastal Act

The 1976 California Coastal Act is intended to protect the natural and scenic qualities of the California coast. The City's General Plan, Zoning Ordinance and other implementing action will comprise the City's Local Coastal Program. The goals and

policies of the Conservation/Open Space Plan implement many of the objectives and requirements of the California Coastal Act.

City of Dana Point Land Use Element

The City's Land Use Element contains two land use designations that encompass open space land uses: Recreation/Open Space and Community Facility. The Recreation/Open Space land use designation encompasses most of the open space that exists in the City including active and passive parkland and natural open space. Distinctions between the active recreation/open spaces and the passive recreation/open areas including natural open space areas will be made in the Zoning Ordinance and the Zoning Map in implementing the General Plan. The Community Facility land use designation contains more intensive recreational and/or cultural facilities such as community or cultural facilities, museums, and art galleries.

Plans and programs that have contributed to the planning in Dana Point related to conservation and open space include the following documents:

The Master Plan of Parks and Recreation

This Plan was completed in 1990 by the Capistrano Bay Park and Recreation District and is the official Master Plan of the District. The parks and recreation facilities in Dana Point are operated and maintained by the District. An update to the Master Plan will be completed in 1991. This Plan, when completed, will describe the master plan of public parkland for the City including specific locations, standards, and design guidelines. The Plan should be consistent with the goals and policies contained in this Conservation and Open Space Element relating to the provision of parkland.

County of Orange Master Plan of Local Parks

The County's Master Parks Plan provides goals, objectives and policies and provides implementation programs for a comprehensive county-wide park plan. In conjunction with the County's Local Park Code, specific criteria are intended to provide an adequate supply of usable county parkland. This Plan provides a regional park planning context for the Dana Point Conservation/Open Space Element.

County of Orange Master Plan of Regional Riding and Hiking Trails

The County's trails plan provides policies and programs to implement the future development and operation of the County-wide trails system. The Plan includes an inventory of existing and proposed trails and standards and criteria for new trails. The City has incorporated the County's trails criteria into the Conservation and Open Space Element.

County of Orange Recreation Element

The Recreation Element of the County of Orange General Plan provides an inventory of existing and proposed parks and open space and includes the Master Plan of Local Parks and Trails component.

County of Orange Resources Element

The County's Resources Element includes an inventory of the County-wide resources such as agricultural, mineral, and wildlife resources, energy, water, air, open space, and cultural-historic resources. The element also includes goals, policies and programs for the development, management, preservation, and conservation of the county's resources. This Element provides sources of regional information affecting the Dana Point area.

County of Orange Master Plan of Regional Recreation Facilities

The Orange County Harbors, Beaches and Parks Department (HBPD) develops and manages six coastal recreational facilities in the City. The Master Plan of Regional Recreation Facilities component of the Orange County Recreation Element establishes policies for developing and maintaining these facilities.

State Park Recreation Plan

The State of California Parks and Recreation Department oversees the plan for Doheny Beach State Park which extends from Del Obispo Street southeast to Capistrano Beach County Park. The plan includes recreational facilities and allowances for overnight camping with tents and trailers.

SCOPE AND CONTENT OF THE ELEMENT

In addition to the Introduction, the Conservation and Open Space Element includes two sections: Conservation Goals and Policies and Conservation and Open Space Plan. Conservation and Open Space Goals and Policies identify goals and supporting policies addressing open space resources in the City. The Conservation and Open Space Plan is concerned with protecting and enhancing natural and open space resources. The Plan is divided into two sections: Conservation and Open Space. The Conservation Section contains policies for the preservation and utilization of Dana Point's natural resources. The Open Space section focuses on the City's existing and future parkland and the policies for the enhancement and maintenance of its parkland and recreational facilities.

CONSERVATION AND OPEN SPACE GOALS AND POLICIES

A substantial portion of the City's natural open space and biological habitat has been replaced with urban development. However, there are significant portions of the community that remain in a natural state. These areas include the Headlands, portions of Monarch Beach, and the Salt Creek and San Juan Creek Basins. Although portions of these areas are planned to be developed in the future, the conservation of open space and the natural landforms can help to preserve the character of the area. The future development of the areas should respect these natural features of the community.

The goals and supporting policies included in this Element address specific issues and opportunities to conserve the City's remaining sensitive lands and to enhance the open space within the City.

CONSERVATION AND PROTECTION OF WATER RESOURCES

Although the City of Dana Point has a high percentage of land that has been developed, areas for future redevelopment may have a significant effect on the water resources of the community. Therefore, it is essential to protect the existing drainage courses in as natural condition as possible. The depletion or pollution of groundwater resources is a concern. Water conservation measures should be adopted by the City to effectively reclaim water and encourage water conservation throughout the development process.

GOAL 1: Conserve and protect surface water, groundwater and imported water resources.

Policy 1.1: Retain and enhance local drainage courses, channels, and creeks in their natural condition, where feasible and desirable. (Coastal Act/30235, 30236)

Policy 1.2: Protect groundwater resources from depletion and sources of pollution.

Policy 1.3: Conserve imported water by providing water conservation techniques, and using reclaimed water, water

conserving appliances, and drought-resistant landscaping when feasible.

Policy 1.4: Protect water quality by seeking strict quality standards and enforcement with regard to water imported into the County, and the preservation of the quality of water in the groundwater basin, streams, estuaries, and the ocean. (Coastal Act/30231)

CONSERVATION OF SIGNIFICANT NATURAL FEATURES

The natural features in the Dana Point area have helped to create the desirable character of the area. Topographical features such as the Headlands, Salt Creek and the San Juan Creek watershed, the bluffs, the inland hills, and the beachfront should be protected from insensitive development. Public views should be conserved and the natural vegetation retained as much as possible. The beach areas and bluff area have potential for excessive erosion if not protected.

GOAL 2: Conserve significant topographical features, important watershed areas, resources, soils and beaches.

Policy 2.1: Place restrictions on the development of floodplain areas, beaches, sea cliffs, ecologically sensitive areas and potentially hazardous areas. (Coastal Act/30235, 30236, 30240, 30253)

Policy 2.2: Site and architectural design shall respond to the natural landform whenever possible to minimize grading and visual impact. (Coastal Act/30250)

Policy 2.3: Control erosion during and following construction through proper grading techniques, vegetation replanting, and the installation of proper drainage, and erosion control improvements. (Coastal Act/30243)

Policy 2.4: Require the practice of proper soil management techniques to reduce erosion, sedimentation, and other soil-related problems. (Coastal Act/30243)

Policy 2.5: Monitor beach erosion by periodically evaluating any natural changes or man-caused activities which would reduce the replenishment of sand to the beaches.

Policy 2.6: Consider public acquisition of significant land resources for open space when funds or opportunities are available.

Policy 2.7: Require geotechnical studies for developments that are proposed for steep slopes (4:1 or steeper) and where geological instability may be suspected. (Coastal Act/30253)

Policy 2.8: Discourage development in areas which have physical constraints associated with steep topography and unstable slopes; and where such areas are designated as Recreation/Open Space or include bluffs, beaches, or wetlands, exclude such areas from the calculation of net acreage available for determining development intensity or density potential.

Policy 2.9: Consider preserving significant natural features where feasible as part of new development. (Coastal Act/30240, 30250, 30251)

CONSERVATION OF BIOLOGICAL RESOURCES

The existing development and urbanization of Dana Point has nearly eliminated sizable expanses of undisturbed native vegetation. The remaining vegetation includes small isolated pockets of chaparral and coastal sage scrub. The shoreline areas from north of Dana Point Harbor and extending along Doheny State Beach provide a habitat for a wide variety of marine animals and plants. These areas have been designated by the State of California as Marine Life Refuges. Although there are limited quantities of undisturbed vegetation several sensitive species have been observed with the City including the California Black Tailed Gnatcatcher, the Monarch Butterfly, and the Turkish Ruggish (plant).

GOAL 3: Conserve significant natural plant and animal communities.

Policy 3.1: Conserve important plant communities and wildlife habitats, such as marine refuge areas, riparian areas, wildlife movement corridors, wetlands, and significant tree stands through the practice of creative site planning, revegetation, and open space easement/dedications. (Coastal Act/30240)

Policy 3.2: Require development proposals in areas expected to contain important plant and animal communities to include biological assessments.

Policy 3.3: Encourage retention of natural vegetation and require revegetation of graded areas.

Policy 3.4: Restrict urban use of open space lands that have conservation or open space easements. Document those easements to ensure Staff is aware of their existence.

Policy 3.5: Prohibit detrimental public access to the shore of the marine life refuge at the base of the Dana Point Headlands.

CONSERVATION OF ENERGY RESOURCES

As with many other communities, Dana Point is facing increased energy costs, both economically and environmentally. These increased costs require expansion into renewable energy sources to meet a portion of the City's needs. These renewable sources include solar, wind, and thermal resources. The City should consider requirements to include solar energy systems in new developments and retrofit systems to offset increasing energy demands. Development standards can also provide for efficient solar use by the siting and the design of buildings.

GOAL 4: Conserve energy resources through use of available technology and conservation practices.

Policy 4.1: Encourage innovative site and building designs, and orientation techniques which minimize energy use by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials.

Policy 4.2: Maintain local legislation to establish, update and implement energy performance building code requirements established under State Title 24 Energy Regulations. (Coastal Act/30250)

REDUCTION OF AIR POLLUTION

Air Pollution is a major problem in the rapidly growing areas of Orange County. Regional efforts to control air pollution should be supported by the City. Through effective land use and circulation planning, air pollution can be reduced. The City can also reduce vehicular travel by encouraging alternative modes of circulation by providing pedestrian, bicycle and transit routes serving the entire City.

GOAL 5: Reduce air pollution through land use, transportation and energy use planning.

Policy 5.1: Design safe and efficient vehicular access to streets to ensure efficient vehicular ingress and egress. (Coastal Act/30252)

Policy 5.2: Locate multiple family developments close to commercial areas to encourage pedestrian rather than vehicular travel.

Policy 5.3: Encourage neighborhood parks close to concentrations of residents to encourage pedestrian travel to public recreation facilities.

Policy 5.4: Provide commercial areas that are conducive to pedestrian and bicycle circulation.

Policy 5.5: Actively participate in regional discussions regarding new regional airport facilities and analyze and evaluate potential impacts on the City.

Policy 5.6: Encourage bicycle/trail systems to reduce air pollution.

Policy 5.7: Consider the development of shuttle systems, train or transit facilities, to help reduce vehicular trips and air pollution.

PRESERVATION OF NATURAL RESOURCES AS OPEN SPACE AREAS

The City of Dana Point recognizes the importance of conserving natural resources by preserving open space throughout the

community. The City will encourage sensitive planning of its remaining open space lands to provide an appropriate transition between urban uses and open space. By designating open space in key locations significant views and public access to the ocean and harbor can be provided.

GOAL 6: Encourage open space areas to preserve natural resources.

Policy 6.1: Mitigate the impacts of development on sensitive lands such as steep slopes, wetlands, cultural resources, and sensitive habitats through the development review process. (Coastal Act/30240)

Policy 6.2: Protect and preserve the public views of the Dana Point Harbor. (Coastal Visual Resources/30251)

Policy 6.3: Maintain an inventory of existing natural resources in the City through periodic updates of the City's Master Environmental Assessment.

Policy 6.4: Preserve and protect the scenic and visual quality of the coastal areas as a resource of public importance. (Coastal Act/30251)

Policy 6.5: Encourage retention of permanent open space through dedication as a part of the development subdivision/review process.

Policy 6.6: Concentrate higher intensity uses in areas containing less sensitive landforms and preserve the most sensitive landforms and natural resources as open space.

Policy 6.7: Evaluate non-developable or constrained areas for possible use as open space or recreational use. (Coastal Act/30240)

Policy 6.8: Preserve public access to the coastal areas through easement dedications thereby providing marine-oriented recreational uses so that transportation corridors may augment the City's open space system. (Coastal Act/30210, 30211, 30212)

COORDINATION WITH THE PARK AND RECREATION DISTRICT

Local parks and recreation services are provided to the City of Dana Point through the Capistrano Bay Park and Recreation District. Detail planning of specific parks and recreation areas is the responsibility of the District. However, the plans of the Park District must be consistent with the General Plan. In order to assure this consistency the City should work closely with the District to review and provide input into the District's master planning efforts.

GOAL 7: Encourage the development and maintenance of a balanced system of public and private park and recreation facilities in cooperation with the Capistrano Bay Park and Recreation District.

Policy 7.1: Encourage the provision of a range of recreational facilities and programs to meet the needs of City residents and visitors.

Policy 7.2: Utilize utility easements as open space linkages where feasible.

Policy 7.3: Preserve public and private open space lands for active and passive recreational opportunities. (Coastal Act/30213)

Policy 7.4: Encourage priority acquisition and development of parkland in neighborhoods deficient in park facilities.

Policy 7.5: Coordinate park and open space planning with the appropriate State and County agencies.

Policy 7.6: Encourage the development of parks and acquisition of open space areas to serve the needs of visitors as well as local residents.

PRESERVATION OF HISTORIC AND CULTURAL RESOURCES

Although the City of Dana Point is relatively new as an incorporated City, the area has an established heritage that should be preserved and protected. The historical and cultural assets of

the community should be inventoried and preserved as much as possible.

GOAL 8: Encourage the preservation of significant historical or culturally significant buildings, sites or features within the community.

Policy 8.1: Require reasonable mitigation measures where development may affect historical, archaeological or paleontological resources. (Coastal Act/30244, 30250)

Policy 8.2: Retain and protect significant areas of historical, archaeological, or palentological value for education and scientific purposes. (Coastal Act/30244, 30250)

Policy 8.3: Development adjacent to a place, structure or object found to be of historic significance should be designed so that the uses permitted and the architectural design will protect the visual setting of the historical site. (Coastal Act/30250)

Policy 8.4: Develop and maintain a cultural resource inventory.

RELATED GOALS AND POLICIES

Certain goals and policies included in the Conservation/Open Space Element constitute coastal resources planning and management policies that are part of the City's Local Coastal Program (LCP). Table COS-1 identifies the regional components or issue areas of the LCP included in the Conservation/Open Space Element.

TABLE COS-1
CONSERVATION/OPEN SPACE ELEMENT
LOCAL COASTAL PROGRAM REFERENCE MATRIX

Required Component/Issue Area (Coastal Act Section)			
*	Shoreline Access (30210-212.5)		Agriculture (30241-242)
*	Visitor Serving and Recreational Facilities (30213)	*	Soil Resources (30243)
*	Water-Oriented Recreation (30220-224)	*	Archaeological/Paleontological Resources (30244)
*	Water and Marine Resources (30230-232)	*	Locating and Planning New Development (30250, 252, 255)
*	Diking, Filling and Dredging (30233)	*	Coastal Visual Resources (30251)
*	Commercial Fishing and Recreational Boating (30234)	*	Hazard Areas (30253)
*	Shoreline Structures/Flood Control (30235-236)		Public Works (30254)
*	Environmentally Sensitive Habitat (30240)		Industrial Development and Energy Facilities (30260-264)
*	Indicates that the Coastal Act issue areas described in this table are included in the Conservation/Open Space Element.		

A number of goals and policies included in the other elements of the City's General Plan will also support, either directly or indirectly, the goals and policies that correspond with the major issue areas considered in the Conservation and Open Space Element. Table COS-2 illustrates the consistency between these General Plan Elements by describing related policies.

TABLE COS-2
CONSERVATION AND OPEN SPACE RELATED GOALS AND POLICIES BY ELEMENT

Conservation/ Open Space Issue Area	Related Goals and Policies by Element								
	Land Use	Urban Design	Housing	Circulation	Noise	Public Safety	Conservation/ Open Space	Public Facilities and Growth Management	Economic Development
Conservation and Protection of Water Resources	1.1, 2.1, 4.4, 4.9,	5.5, 7.2				3.3, 3.5-3.9, 3.11,3.12		1.1-1.8, 2.1, 2.2	
Conservation of Significant Natural Features	3.5 4.1-4.5, 4.9, 5.2, 5.3, 8.8	4.5, 7.2		1.14, 1.15, 7.3		1.1, 1.3-1.19			2.7
Conservation of Biological Resources	1.4, 4.1, 4.4, 4.9, 5.3			1.14					2.7
Conservation of Energy Resources		5.2	4.4					6.3	
Reduction of Air Pollution	1.4, 1.6, 3.6, 3.7, 5.5-5.9, 6.2, 6.3, 7.2, 7.5, 8.5, 8.6, 9.1-9.3	1.5, 2.3, 3.7, 3.8, 4.3, 6.5, 6.6	4.5, 4.6	3.3-3.6	1.3			7.2, 7.7, 7.8	4.1, 4.2, 6.3, 7.2-7.4
Preservation of Natural Resources as Open Space Areas	1.4, 3.9, 3.10,4.1, 4.3, 4.5-4.7, 4.9, 5.1, 5.3, 5.4, 5.6, 8.1, 8.2, 8.6, 8.9	1.4, 2.1, 4.5		5.4, 5.6, 5.7					2.7, 7.5
Coordination with the Park and Recreation District	1.4, 3.1, 3.3, 3.5, 3.9,3.10, 4.2, 4.3, 4.7, 4.9, 5.3, 5.5, 5.9,5.10, 8.2, 8.8-8.10	2.3, 2.5, 4.2, 4.4, 5.4, 5.5	4.3, 4.6	5.4, 5.6, 5.9, 5.12				5.7, 5.12	2.7
Preservation of Historic and Cultural Resources		2.4	2.5					5.5	

THE CONSERVATION PLAN

The Conservation Plan describes the approach to be used in implementing the Conservation/Open Space Element goals and policies. The Conservation Plan identifies those undeveloped lands that contain open space for the preservation of natural resources, open space for the managed production of resources, and open space for public health and safety. The undeveloped portions of Dana Point include primarily the Headlands area, parcels in the Monarch Beach area and areas near the San Juan Creek Channel. Several exiting canyon areas have been developed and/or designated as private recreation areas. The Conservation Element's goals and policies were formulated in order to effectively preserve portions of these remaining areas as open space opportunities for the City.

CONSERVATION/OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

The most significant natural resources in Dana Point include the Pacific Ocean, land with open space potential, lands with significant biological resources, water resources, significant landforms, and those sites or structures which have historical, archaeological or paleontological significance. The Headlands is the largest remaining undeveloped area within the City. This area contains a coastal sage scrub vegetation which supports a variety of animal species. The Pacific Ocean and shoreline provides important marine habitats for many species. Certain sections of the City's coast have been designated by the California Department of Fish and Game as three separate but contiguous marine life refuges. The other area of natural resource open space includes San Juan Creek and Salt Creek and the beaches and bluff areas along the coast.

These important natural resource areas are shown on Figure COS-1. Other areas of natural resource open space include San Juan Creek and Salt Creek and the beaches and bluff areas along the coast.

Figure COS-1
Open Space for Preservation of Natural Resources

July 9, 1991

CONSERVATION/OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES

Open Space areas for the managed production of resources with regard to this section include agricultural lands, areas of economic importance for the production of food or fiber, and areas containing major mineral deposits.

The City of Dana Point is a predominantly residential community and contains limited undeveloped land. None of this undeveloped land is currently used for commercial agriculture, and it is unlikely that any will be used in the future.

No mineral resources have been identified within the City of Dana Point. However, sand and gravel resources are located in San Juan Creek north of the City. The extraction of these resources may affect the preservation of the City's and region's beaches. Offshore oil drilling could have a significant effect on the water resources and beaches in the City.

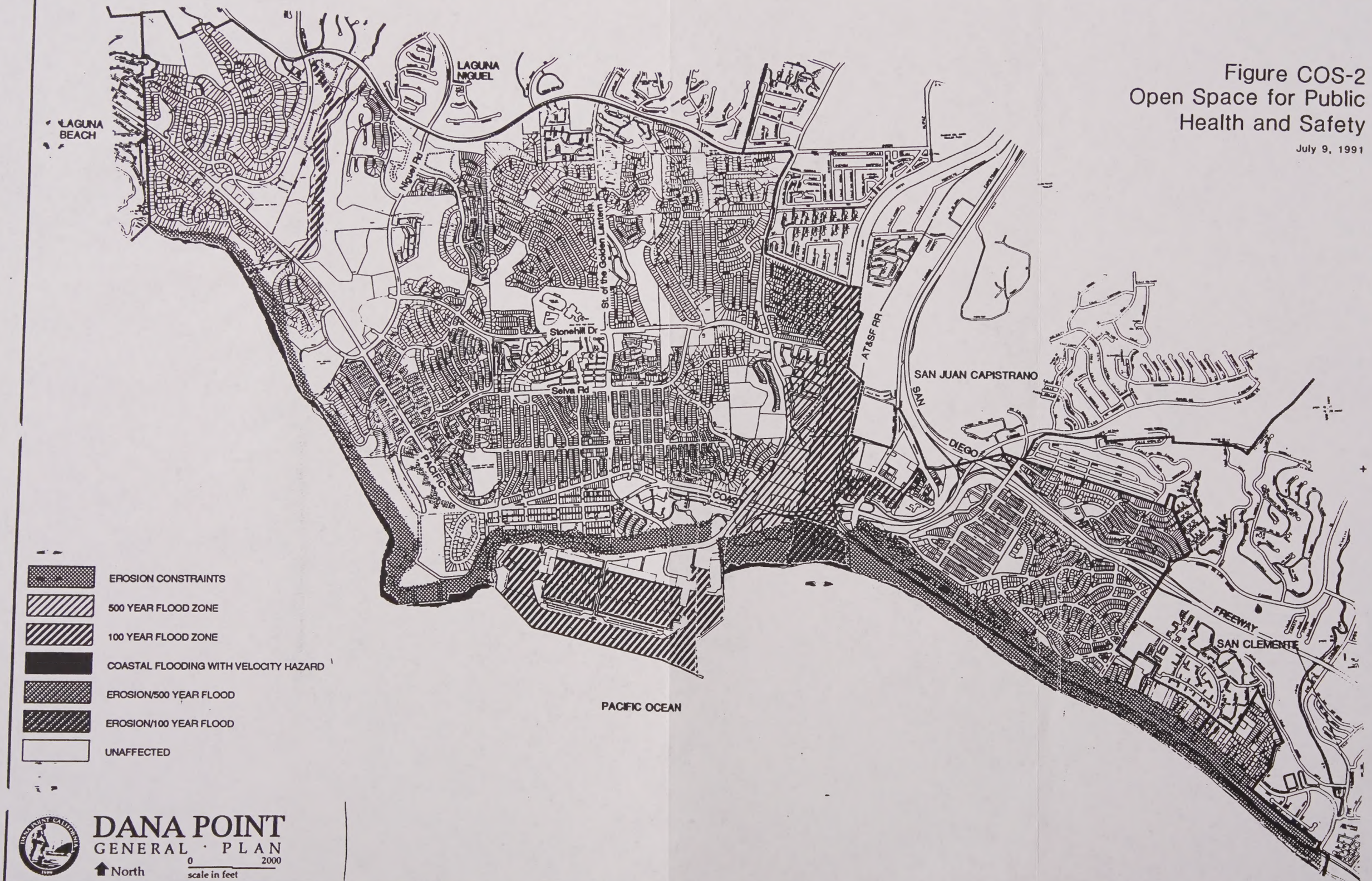
The conservation of open space areas for the managed production of resources does not directly affect lands within the City of Dana Point. However, activities relating to mineral extractions and offshore drilling in areas outside the City limits could have a substantial effect on the open space resources within the City.

CONSERVATION AND OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

Dana Point must protect the public health and safety of the community. This involves the identification of areas that pose a potential threat to health and safety; along with the implementation of proper planning techniques to minimize potential threats to health and safety. Figure COS-2 depicts the areas in the community which require special planning considerations to avoid potential hazards. These areas include the floodplain zones along the San Juan Creek and Salt Creek as well as along the coastal areas. In addition, areas along the coast that may have potential for coastal erosion are also identified. Specific public safety recommendations and emergency preparedness procedures are addressed in the Public Safety Element of the General Plan.

Figure COS-2
Open Space for Public Health and Safety

July 9, 1991



DANA POINT
GENERAL · PLAN

North

0 2000
scale in feet

CONSERVATION MEASURES

To protect and conserve sensitive lands that occur within the City, the following measures will be utilized:

- Excavation or grading shall not be permitted unless site specific geologic/soils study indicates no safety problems will result from such grading.

- Archaeological and biological surveys shall be required for any development projects on lands identified in this Element as potentially palentologically, historically or biologically sensitive. Mitigation measures shall be developed and implemented to mitigate any significant impacts.

The following techniques may be used to acquire or dedicate land for open space purposes:

Open Space Easements - pursuant to the Open Space Easement Act of 1974 (Government Code Section 51070 et seq.).

Conservation Easements - pursuant to the Conservation Easement Act (Civil Code Sections 815-816).

THE OPEN SPACE PLAN

The Open Space Plan describes the approach to be used in implementing the Conservation/Open Space Element goals and policies. The open space in Dana Point plays an important part in the lives of Dana Point residents. Dana Point has been developed with several open space amenities including local, County and State parks, public and private recreational facilities, pedestrian and bicycle trails, equestrian trails and other public open spaces. Opportunities exist to provide strong linkages between these open space resources to form a contiguous system of open space.

RELATION TO LAND USE ELEMENT

The City's Land Use Plan places open space, parkland and recreational facilities into the two designations of Recreation/Open Space and Community Facility. The following is a description of each of these land use designations.

Recreation/Open Space

The Recreation/Open Space designation includes both public and private recreational uses necessary to meet the active and passive recreational needs of area residents and visitors. Recreational activities include golf courses/driving ranges, community recreational facilities, public parklands and indoor and outdoor sports/athletic facilities. Recreation uses include museums, galleries, outdoor theater, designated open space and similar uses.

Community Facility

The Community Facility designation includes a wide range of public and private uses distributed throughout the community such as schools, churches, child care centers, transportation facilities, government offices and facilities, public utilities, libraries, museums, art galleries, community theaters, hospitals and cultural and recreational activities. In addition, open space and recreation uses can be accommodated in the other land use designation including the Harbor Marine and Transportation Corridor Designations.

PARK CLASSIFICATIONS AND STANDARDS

The Open Space Plan establishes a classification system that applies to all existing and future park and recreation facilities in the City. The existing parks and recreational facilities are listed on Table COS-3. Specific standards, based upon existing parkland, have been developed for each category of park or recreation area. Proposed park and recreation facilities are listed on Table COS-4.

The following is a breakdown of the parkland classification system in Dana Point. Parkland is categorized into mini-parks, neighborhood parks, community parks, open space linkages, County and State parks and school playgrounds.

Mini-Parks

Mini-parks are small, passive local parks, generally less than one acre in size. Many of the small parks overlooking Dana Point Harbor can be classified as mini-parks. Most mini-parks are established in higher density areas as a substitute for backyards. Size and location are usually determined by the availability of vacant land. These parks may serve any age group, depending on the characteristics of the neighborhood. They usually feature play apparatus, a paved area for wheeled toys, benches, and landscape treatment. They may also feature children's play areas, quiet game areas, and some sports activities such as multi-purpose courts, if space allows. Some mini-parks are natural areas with minimal improvements (e.g., benches) which safeguard identified archaeological/paleontological sites or other natural resources, or serve as viewpoints. As the City approaches build-out, it becomes more important to take advantage of opportunities available to the City for the establishment of park space. Mini-parks could be established in areas that lack conveniently accessible parkland.

TABLE COS-3
EXISTING PARKS AND RECREATIONAL FACILITIES IN DANA POINT

NAME	LOCATION	ACRES	FACILITIES
DISTRICT PARKS:			
1. Del Obispo Community Park	Del Obispo north of Pacific Coast Highway (PCH)	9.0	Community center w/ gym, all-purpose rooms, kitchen, District office; fields (3), two w/ lights & bleachers; courts - tennis (2), handball (2), basketball; bike trail; rest rooms; parking; tot lot.
2. Heritage Park	Del Obispo/Old Golden Latern	7.0	Open play area; benches.
3. Sea Canyon Park	Santiago/Trinidad	7.0	Amphitheater; tot & elementary play areas; picnic shelters w/tables; BBQs; rest rooms.
4. Thunderbird Park	Ocean Hill/Stonehill	4.5	Multipurpose field; elementary play area; basketball court; picnic tables; parking.
5. Pines Park	Camino Capistrano/Doheny	4.0	Open & tot play areas; picnic areas; benches.
6. Dana Woods Park	Dana Woods Dr.	3.5	Picnic area.
7. Dana Crest Development Park Site	Josiah/Leah	3.1	Multipurpose field; elementary play area; tot lot; basketball court; picnic areas; BBQs.
8. Sunset Park	Calle Portola/Calle Juanita	3.0	Tot & elementary play areas; open play area; picnic area; rest rooms.
9. Harry Otsubo Community Gardens	Golden Lantern/ Stonehill	2.0	Public garden plots; demonstration area; parking.
10. Louise Leyden Park	Via Verde/Dana Bluffs	1.2	Arbor; tables; benches.
11. Plaza Park	PCH west of Golden Lantern Palisade	1.0	Gazebo; stage; picnic tables; benches.
12. Palisades Gazebo Park	Palisades	1.0	Gazebo overlook; rose garden; slope planting; benches.
13. Shipwreck Park	La Cresta/Golden Lantern	0.25	Tot & elementary play areas; benches; picnic area; game tables.
14. Crystal Cove Park	Via Elevado	1.5	Ocean view; greenbelt with path; benches.
15. Park at The Village	Calle La Primavera/Manzanita	0.5	Greenbelt with path; tot play area.

TABLE COS-3
EXISTING PARKS AND RECREATIONAL FACILITIES IN DANA POINT
(continued)

NAME	LOCATION	ACRES	FACILITIES
16. Camino de Estrella Overlook	Camino de Estrella	0.02	Ocean view.
TOTAL EXISTING DISTRICT PARKS		48.57	
<u>COUNTY PARKS:</u>			
17. Salt Creek Beach Park	Pacific Ocean/Salt Creek/Headlands	34.0	Concession stand; rest rooms; parking.
18. Dana Point Harbor	Dana Point Harbor	- - -	Picnic shelters; tables; BBQ's; restrooms
19. Lantern Bay Park	Del Obispo south of PCH	16.0	Par course; amphitheater; tot & elementary play areas; basketball courts; picnic tables.
20. Bluff Top Park	Ritz Carlton Dr.	9.0	Basketball court; picnic shelters w/tables; BBQ's.
21. Capistrano Beach County Park	PCH south of Doheny Beach State Park	7.9	Basketball court; fire rings; restrooms; parking.
22. Street of the Blue Lantern Overlook	Blue Lantern (south end)	0.15	Gazebo; telescope; benches.
23. Dana Point Youth & Group Facility	Dana Point Harbor	- - -	Sailing; boating; recreational programs; muntipurpose room.
TOTAL EXISTING COUNTY PARKS (EXCLUDING HARBOR)		67.05	
<u>STATE RECREATION AREAS</u>			
24. Doheny Beach State Park	PCH/Del Obispo	62.02	Day & overnight camping (tent & trailer); concession stand; volleyball; picnic tables; fire rings; restrooms.
TOTAL EXISTING STATE RECREATION AREAS		62.02	
<u>SCHOOL PLAYGROUNDS</u>			
25. Dana Hills High School	Golden Lantern/Acapulco	16.4	Football stadium; track; softball fields (3); multipurpose fields (2); gym; community pool; courts - basketball/volleyball (9/8), tennis (6), handball (6); stage.
26. Palisades Elementary School	Camino Capistrano/ Via Sacramento	6.8	Multipurpose field; tot & elementary play areas; basketball courts (4).

TABLE COS-3
EXISTING PARKS AND RECREATIONAL FACILITIES IN DANA POINT
(continued)

NAME	LOCATION	ACRES	FACILITIES
27. Richard Henry Dana School	Vista/La Cresta	3.9	Multipurpose field; tot & elementary play areas; basketball court.
TOTAL EXISTING SCHOOL PLAYGROUNDS		27.1	
PRIVATE FACILITIES AVAILABLE TO GENERAL PUBLIC			
28. The Links at Monarch Beach	Niguel/PCH/Camino del Avion	157.3	Semi-public golf course, 18 holes.
29. Dana Hills Tennis Center	Calle de Tenis	- - -	Tennis, 8 courts.
30. Marine Studies Institute	Dana Point Harbor	- - -	Sailing.
TOTAL EXISTING PRIVATE FACILITIES AVAILABLE TO GENERAL PUBLIC (EXCLUDING HARBOR)		157.3	
SUMMARY			
District Parks		48.57	
County Parks		67.05	
State Recreation Areas		62.02	
Private Facilities Available to General Public		157.3	
School Playgrounds		27.1	
TOTAL EXISTING PARKS, PLAYGROUNDS, & RECREATIONAL AREAS (EXCLUDING HARBOR)		362.04	

Source: Capistrano Bay Park and Recreation District; California State Polytechnic University General Plan Project; The Links at Monarch Beach; Dana Point Youth & Group Facility; Dana Hills Tennis Center; Orange County Recreation Element; Capistrano Unified School District., September 1990.

TABLE COS-4
PARKS AND RECREATIONAL FACILITIES

SITE	NET NEW ACREAGE	LOCATION	PROPOSED FEATURES
DISTRICT PARKS:			
Existing			
Del Obispo Community Park	Upgrade of existing park; no net new acreage	Del Obispo Street north of Pacific Coast Highway	Group picnic area; elementary play area; community center bleachers; field bleachers; basketball hoops
Heritage Park	Upgrade of existing park; no net new acreage	Del Obispo Street	Picnic tables; telescope
Sea Canyon Park	Upgrade of existing park; no net new acreage	Santiago Drive and Trinidad Drive	Off-site hiking; multi-purpose utility field
Thunderbird Park	Upgrade of existing park; no net new acreage	Ocean Hill Drive and Stonehill Drive	Volleyball/multi-use courts; picnic area; tot play area; nature preserve area
Pines Park	Upgrade of existing park; no net new acreage	Camino Capistrano and Doheny Place	New playground equipment; coastal access
Sunset Park	Upgrade of existing park; no net new acreage	Calle Portola and Calle Juanita	Multi-purpose utility field; par course; barbecues
Proposed			
Proposed Park at Serra School	To be determined	Victoria Blvd. and Sepulveda	Senior center; shuffleboard; horseshoes; lawn bowling; tot lot; tennis
Proposed Park Site in the Lantern Area	To be determined	North of PCH and west of Street of the Copper Lantern (to be determined)	Basketball court; tot lot
Proposed Park at Salt Creek	To be determined	Salt Creek and Camino del Avion	To be determined
Open Space Parcel A	12.0	South of Camino del Avion and west of Rachel Circle	To be determined
Open Space Parcel B	17.0	West of Dana Hills H.S. and south of Sea Canyon Park	To be determined
Open Space Parcel C	15.0	Canyon west of Sea Bright Drive	To be determined
Sea Terrace Park	26.0	PCH at Niguel Road and Salt Creek	Picnic area; tot lots (2); par course; maintenance facility; gazebo; benches; bike and pedestrian trails
Canyon Trail	To be determined	Canyons west of Sea Bright Drive	Day camping; hiking
Bike and Pedestrian	To be determined	San Juan Creek Channel	To be determined

TABLE COS-4
PARKS AND RECREATIONAL FACILITIES
(Continued)

SITE	NET NEW ACREAGE	LOCATION	PROPOSED FEATURES
Dedicated Park	(est. 2 acres)	Between Cove Drive and Coral Reach Street	Picnic tables; play equipment
TOTAL PROPOSED DISTRICT PARKS	72.0		
OTHER RECREATION SPACES			
Camino del Estrella Overlook	Upgrade of existing facility; no net new acreage	Camino de Estrella	Telescope; benches
Dana Hills Tennis Center	Upgrade of existing facility; no net new acreage	Calle de Tenis	Tennis courts
Headlands Park	To be determined	Dana Strand Road	To be determined
Open Space Areas A-E	5.22	Monarch Beach Resort	To be determined
SCHOOL ACREAGE			
Palisades Elementary School	To be determined	Camino Capistrano and Via Sacramento	Refurbish basketball courts; tennis court
Richard Henry Dana School	To be determined	Vista Avenue and La Cresta Drive	Refurbish basketball courts
TOTAL SCHOOL ACREAGE	To be determined		

[1] The Park and Recreation areas and features are based upon preliminary surveys and studies. Final determinations will be made by the City and/or the Capistrano Bay Park and Recreation District.

Neighborhood Parks

A neighborhood park is any general use local park developed to serve the active recreation needs of a particular neighborhood within the City. The size of a neighborhood park depends on the population within its service area and the extent of desired amenities. Typically, neighborhood parks have a maximum service radius of one-half mile to be within walking or cycling distance of park patrons. The neighborhood parks in Dana Point feature such amenities as landscaping, children's play areas, active ball fields, multi-purpose play fields, game courts, open turf areas and lighting for night use. In some cases, the neighborhood parks provide off-street parking and rest rooms. Most of the parks in Dana Point are categorized as neighborhood parks serving individual neighborhoods. Preferably, a neighborhood park should be located adjoining an elementary school and near the center of a defined neighborhood so that it can best serve the local pedestrian user.

Community Parks

The community park is typically designed to meet the active recreational needs of several neighborhoods. These parks are intended to serve pedestrian and motorists within a radius of up to three miles. They contain facilities which require more space than neighborhood parks and which may include: extensive landscaping; nature areas; multi-purpose playfields for softball, baseball, soccer and football; court sport facilities for basketball, racquetball/handball and tennis; swimming pools; and community centers with adequate off-street parking. Community parks provide the greatest economy of scale in terms of active and passive recreation benefit versus cost of maintenance and operation.

Open Space Linkages

Open space linkages are usually linear strips of open space along lands such as easements, floodplains, and canyons. These linkages form trails and open space systems that connect parkland or neighborhoods. Pedestrian, bicycle, and equestrian trails are usually located along the open space linkages. Natural open space along hilltops, within canyons, or along riparian corridors form excellent linkages to other open space. Continuation of the blufftop trail represents an Open Space Linkage that can provide access to scenic vistas and provide pedestrian connections between lookouts and park areas.

County Parks and Facilities

The County of Orange owns and maintains several regional recreational facilities in the City of Dana Point. Policy for the development, maintenance and improvement of these parks is provided by the Orange County Recreation Element, which includes a Master Plan for regional recreational facilities in the County.

County parks and recreational areas in the City include two beach areas, Salt Creek Beach Park and Capistrano Beach County Park. Dana Point Harbor, created in the late 1960s and early 1970s, is also managed by the County, as are the nine-acre Bluff Top Park, near the Ritz-Carlton Resort, and the 16-acre Lantern Bay Park overlooking Dana Point Harbor.

State Recreation Areas

Doheny Beach State Park (62 acres) extends along the beach from Del Obispo Street southeast to Capistrano Beach County park. Doheny Beach is the only park in Dana Point that permits overnight camping with tents and trailers.

School Playgrounds

Three school playgrounds under the jurisdiction of the Capistrano Unified School District are within the City of Dana Point and open to the public after school hours. Organized sports leagues such as those for baseball, soccer and football utilize ballfields through a permit process with the School District. The playgrounds are: Dana Hills High School (16.4 acres), Palisades Elementary School (6.8 acres) and Richard Henry Dana School (3.9 acres). The high school offers the most facilities including handball courts, a community pool, volleyball courts and three softball fields.

Other Parks and Facilities

The City of Dana Point includes a variety of other recreational facilities open to the general public. These include: the Marine Studies Institute, which offers sailing from Dana Point Harbor; the Dana Hills Tennis Center with six courts; and the Links at Monarch Beach 18-hole golf course. Several residential developments also include their own tennis courts and swimming pools, which are available only to residents and guests.

Biking/Hiking Trails

The Capistrano Bay Park and Recreation District operates a coordinated system of trails, including bikeways, equestrian trails and hiking trails. The District's trails system is described in the District Master Plan which is updated annually and constitutes the most current source of trail information. Figure COS-3 shows the location of these trails. The one existing hiking trail in Dana Point extends approximately one mile through Salt Creek Beach Park.

Bikeways comprise the most extensive part of the District's trail network. There are three categories of bikeways:

- **Class I:** a paved path that is separate from any motor vehicle travel lane;

- **Class II:** a restricted lane within the right of way of a paved roadway for the exclusive or semi-exclusive use of bicycles; and

- **Class III:** a bikeway that shares the street with motor vehicles or the sidewalk with pedestrians.

The biking network in Dana Point connects with other trails and paths in adjacent communities and throughout Orange County. Several new bike trails and paths have been proposed.

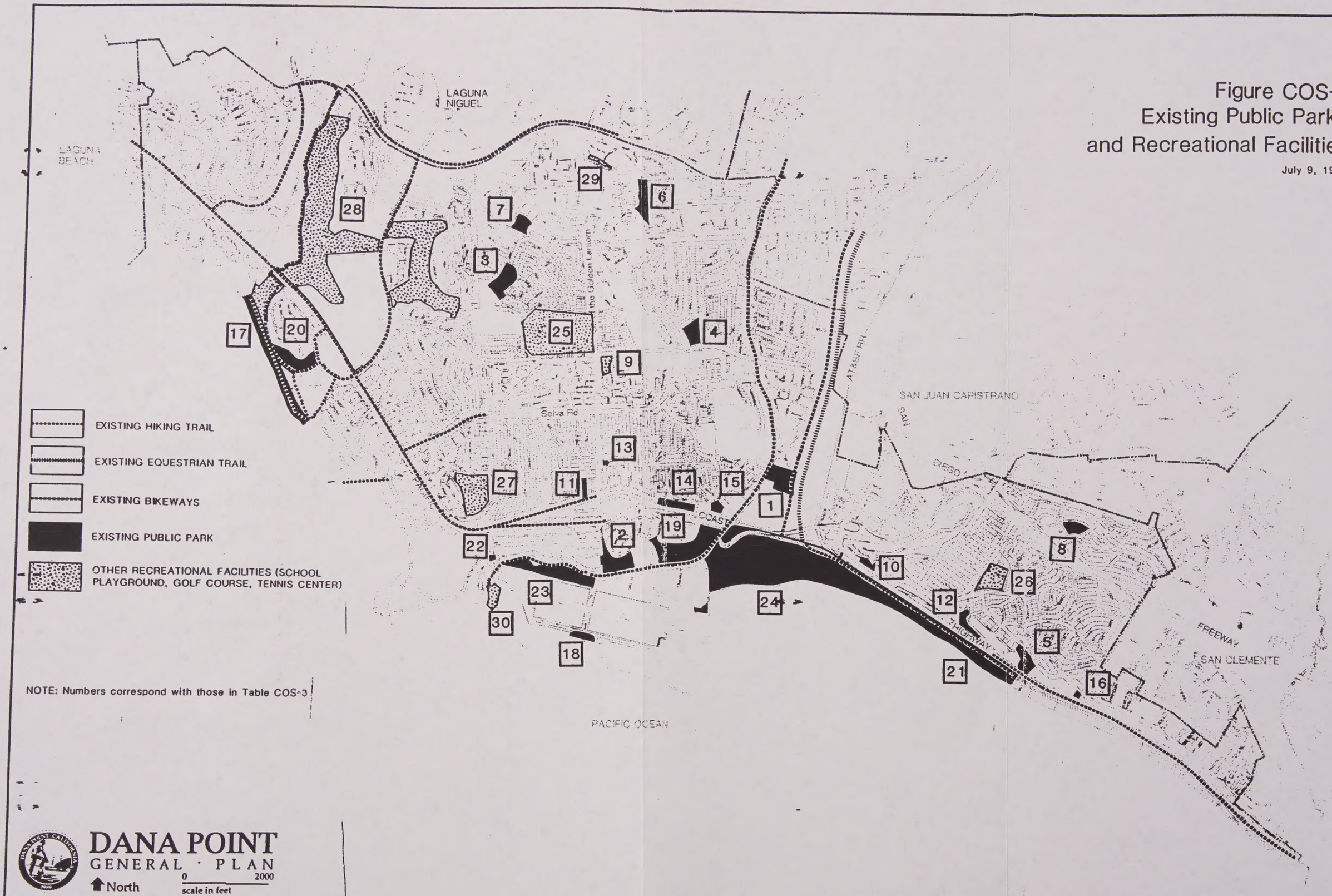
Other Recreational Facilities

In addition to its beaches, parks, and trails, Dana Point includes many private recreational facilities, such as those identified in Figure COS-3 and Table COS-3. While some private facilities (e.g., private parks, tennis courts, swimming pools) are available only to the residents of the general particular complex in which they are located, others are available to the public for a fee (e.g., The Links at Monarch Beach).

In addition, the City offers resort accommodations for tourists. Therefore, the City's open space and recreational opportunities must be planned not only for Dana Point residents, but also for regional and even international visitors and tourists.

Figure COS-3
Existing Public Parks and Recreational Facilities

July 9, 1991



FUTURE PARK SITE SELECTION STANDARDS

The State of California Planning and Zoning Law and the Subdivision Map Act Code Section 66477 (The Quimby Act) indicate that the legislative body of a City or County, may, by Ordinance, require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park and recreational purposes as a condition to the approval for a final tract map or parcel map. In cases where such dedication/fees have not been obtained for particular lots through a map, they may be imposed at the time that building permits are issued. Among other requirements, the following conditions must be met:

- The Ordinance must include definite standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof; and

- The legislative body has adopted a General Plan containing a Recreation Element, and any proposed park and recreational facilities are in accordance with definite principles and standards contained therein.

In conformance with this statute, the City of Dana Point Conservation and Open Space Element includes standards determining land requirements for future park sites. The standards identified in Table COS-5 and in the following text should be utilized in selecting sites for parks and should serve as guidelines governing the acceptance of land dedicated to the City. Future acquisition should focus on acquiring land for neighborhood and community parks as well as obtaining easements and property for trails.

Figure COS-4 illustrates the open space opportunities that exist within Dana Point. These opportunities, combined with the City's existing recreational setting, define the City's overall Open Space Plan. The opportunities for additional open space and recreation in the City relate to the linkage of existing parkland to establish an open space system. The Dana Point Open Space Diagram is shown in Figure COS-6. The completion of the City's Open Space Plan may involve the acquisition and development of new parkland based on the objectives discussed below.

TABLE COS-5
EXISTING AND FUTURE PARK ACREAGE NEEDS

Acreage Required			Available Acreage from Existing and Proposed Parkland		Surplus/ Shortfall	
City Population	2.5 acres/1000 District Parks	1.5 acres/1000 School Playground	District Parks	School Playground	District Parks	School Playground
31,100 (1990)	77.7	46.65	47.05	27.1	-36.6	-19.6
32,533-39,148 (2010)	81.3-97.87	48.8-58.72	113.55	27.1	(+15.68)-(+32.25)	(-21.7)-(-31.62)

Source: Standards: Master Plan of Parks and Recreation, Capistrano Bay Park and Recreation District, March, 1990.
Population Data: Cotton/Beland/Associates and Orange County Forecast Analysis Center (OCP-88)

Figure COS-4
Existing and Proposed Open Space Walkway/Bike/Trail Opportunities

July 9, 1991

DANA POINT
GENERAL · PLAN

North

0 2000
scale in feet

Neighborhood Parks

Many of the facilities located within neighborhood parks are associated with active recreation. All neighborhood parks should contain some area for active recreation depending on the size of the park.

Neighborhood park size criteria should conform to the District's Master Parks Plan. The park site should contain consolidated parcels with appropriate area devoted to active recreation such as ball fields, court sports, tot lots, picnic facilities, swimming pools, community buildings, and on-site parking.

Neighborhood parks should be located near the center of a neighborhood unit and, if possible, adjoining an elementary school. Easy access should be provided to pedestrians, bicyclists, and maintenance and public safety vehicles. The neighborhood park should serve an area approximately within a 1/2 mile radius. A neighborhood park should not be separated from its user population by major highways, railroads, or untraversable obstacles. A neighborhood park should be situated adjacent to or near greenbelts, open space linkages, or other community open space/recreation facilities to facilitate an open space system throughout the City.

Community Parks

Community parks are intended to serve an approximate radius of one (1) to three (3) miles. Individual community parks should meet the size criteria outlined in the District's Master Parks Plan. No specific shape is required for community parks as they are intended to incorporate both active recreational facilities and passive open space in the form of unique physical features such as a ridgeline. Community parks should encompass pedestrian and bicycle paths and natural open space and may be partially linear in shape.

Community parks should contribute to the City's open space system by connecting to neighborhood parks through open space linkages or connecting to other recreational facilities. They should be located at or near the intersection of an arterial near the center of their service area. Community parks should contain space for active recreational facilities such as ballfields, court sports, and play areas as well as on-site parking, restrooms, and picnic areas. Proposed parks and recreation facilities are shown in the Open Space Diagram, Figure COS-6.

Open Space Linkages

The City recognizes the following as future open space linkages on its Open Space and Walkways/Bike/Trail Opportunities Map as shown on Figure COS-4.

Future Joint School/Recreation Agreements

Opportunities exist to establish future school/recreation joint use agreements with the school districts serving the City. The City should consider agreements with these schools whenever feasible to enter into a joint school/recreation use and maintenance program.

Trail System

A number of policies included in this Element are concerned with the expansion of the City-wide system of hiking and biking trails. Precise development standards for the various types of trails are difficult to establish since trail width and gradient will depend on topography, surface features, and availability of an easement. The City's trail system includes pedestrian and bike trails within open space corridors and along regional trails which link to local and regional parkland. The bikeways located along the City's street system are addressed in the City's Circulation Element.

The Coastal Bluff Trail

The Coastal Bluff Trail is intended to provide a linkage from the Monarch Beach Area through the Headlands and the Lantern Bay area to the Doheny State Park Area. This walkway and trail system will link the various lookout points and parks. While in certain areas the existing residential and commercial development precludes a continuous bluff edge easement, the trail system could continue on local streets around those existing developments. In the future as areas are redeveloped, reservations should be considered for the Blufftop Trail.

Where possible, the missing links of the Coastal Bluff Trail between the Headlands and Doheny State Beach should be completed. Since existing single family homes prohibit a continuous bluff edge easement between The Streets of the Blue and Amber Lanterns and between Streets of the Violet and Golden Lantern, pedestrian improvements (street trees, benches,

bike lanes, and graphic markers) should be developed along Santa Clara Avenue.

Scenic Resources

The scenic resources in Dana Point are a major asset of the community. In the western portion of the City, including Monarch Beach, high points provide sweeping views of the southern California coast and Catalina Island while the lower elevations provide whitewater views of the shoreline. In the central portion of the City, including the "Headlands", there are views and panoramas of the Pacific Ocean, the Dana Point harbor, distant views as far as the Palos Verdes Peninsula to the north, La Jolla to the south and Catalina Island to the west, and inland views to the foothills and valleys. In the Capistrano Beach area of the City the blufftops offer panoramic views of the coastline.

A unique sequence of parks and lookouts on the coastal terrace offer outstanding views of the ocean. These include the Pine Bluffs Park, Gazebo Park, Leyton Park, Lantern Bay Park, Heritage Park, Blue Lantern Lookout Point, and Salt Creek Beach Park.

As new development is considered public views should be preserved as much as possible. Consideration should be given to protecting public views along the ridge lines, views toward the inland mountains and along scenic transportation corridors. Figure COS-5 conceptually identifies significant public scenic view resources in Dana Point. Because of the unique character and the environmental setting of the City consideration of scenic resource opportunities should be a key factor in development and revitalization decisions.

GENERAL PLAN POLICIES AND FUTURE RECREATION FACILITIES

The Land Use Element describes a land use designation that is applicable for identifying areas of the City where existing and future parks, trails, and other recreational facilities are or may be located. Other sites adjacent to these designated areas may be purchased or acquired as development exactions for more intensive recreational uses when land is made available. Figure

COS-6 includes those areas designated on the Land Use Plan Map for recreation and open space purposes which are to be preserved.

By comparing projected build-out for the City with the standards and criteria of this Element, it is possible to identify those areas which will be adequately served by existing park facilities and those for which new parks will be needed. As part of its implementation program for this Element, the Capistrano Bay Park and Recreation District will develop a Master Parks Plan showing the approximate number and location of additional park facilities, by category, according to the specific criteria outlined in the Master Parks Plan and this Element. This information will be used as a reference tool, along with the above criteria, for planning the acquisition and siting of park facilities.

Figure COS-5
Scenic Overlooks from Public Lands

July 9, 1991

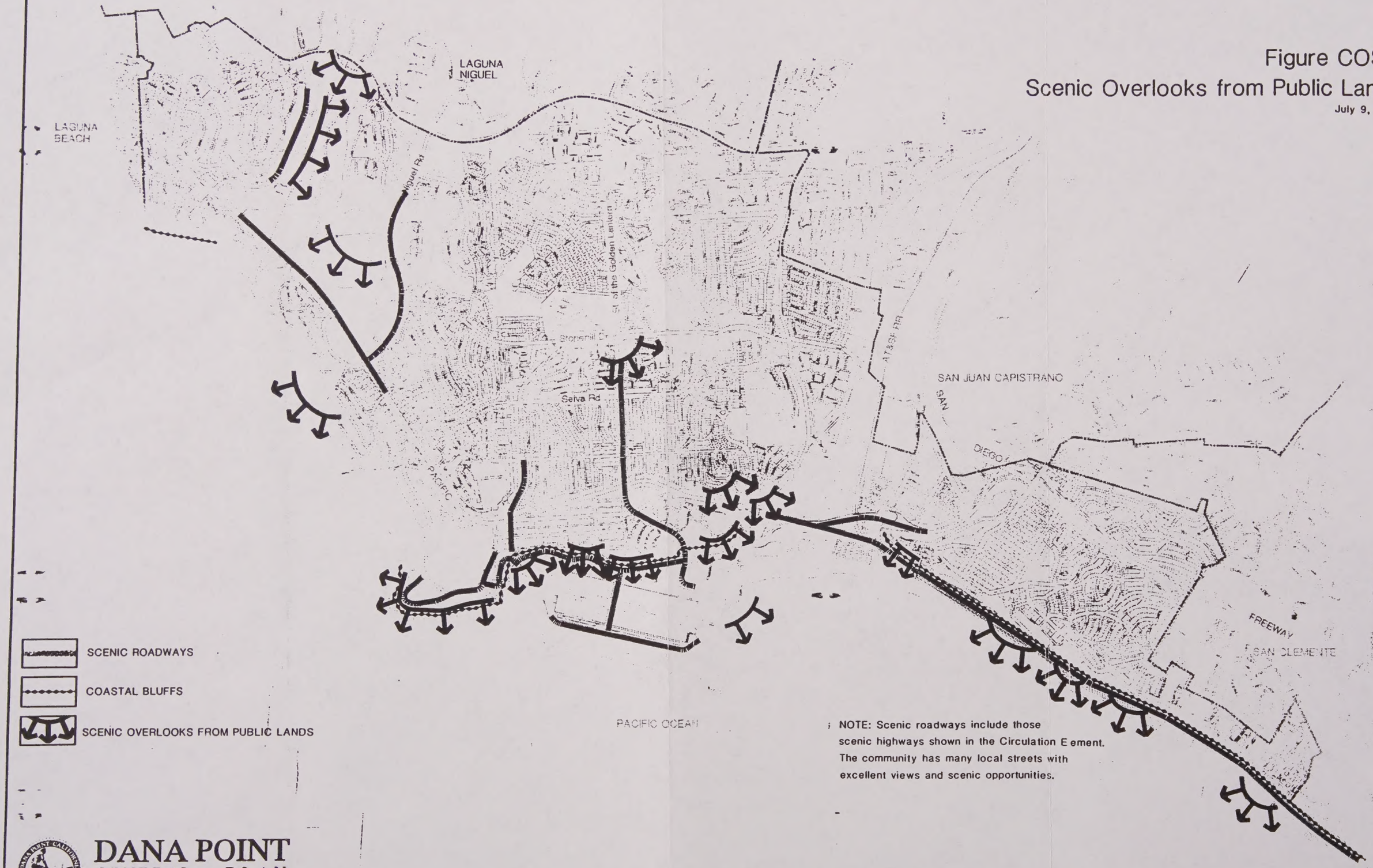
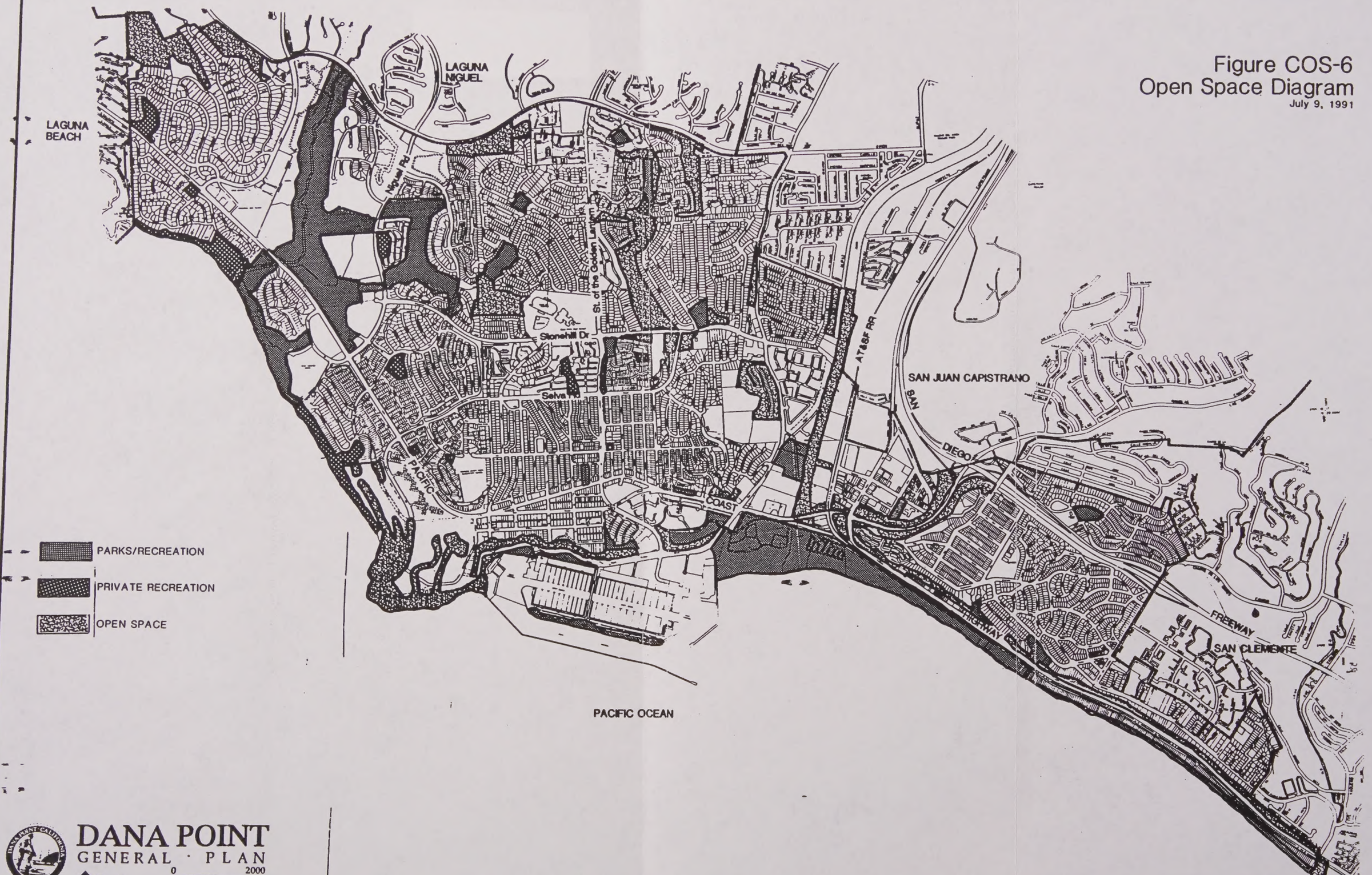


Figure COS-6
Open Space Diagram
July 9, 1991



DANA POINT
GENERAL · PLAN

North

0 2000
scale in feet

U.C. BERKELEY LIBRARIES
C123315352